

Harrow**147 Eastcote Lane,
Middlesex
HA2 8RR**

- **A Freehold Detached Building and Adjoining Site**
- Internally arranged to provide Three Self-Contained Flats
- Occupying a Site extending to approximately 0.091 Hectares (0.226 Acres)
- Possible Potential for Redevelopment subject to obtaining necessary consents

Vacant Possession**Tenure**

Freehold.

Location

The property is situated on the south-east side of Eastcote Lane, close to its junction with Alexandra Avenue. Local shops and amenities are available nearby and more extensively in Harrow to the north. Rail services run from Northolt Park Station approximately 0.7 miles away, and London Underground services are available from South Harrow Station (Piccadilly Line) approximately 15 minutes' walk to the east. The open spaces of Alexandra Park and Newton Park West are within walking distance.

Description

The property comprises a detached building arranged over ground and first floors beneath a pitched roof. The building is internally arranged to provide three self-contained flats. Externally there are front and rear gardens, adjoining land and off-street parking. The building occupies a site extending to approximately 0.091 hectares (0.226 acres).

Accommodation

A schedule of Accommodation is set out below.

Site Area Approximately 0.091 Hectares (0.226 Acres)

Flat	Floor	Accommodation
Flat A	Ground	Studio Room with Kitchenette, Shower Room
Flat B	Ground	Not inspected by Allsop. We are informed by the Vendor the property provides: Studio Room, Separate Kitchen, Shower Room
Flat C	First	Reception Room, Two Bedrooms, Kitchen, Bathroom, Separate WC

Planning

Local Planning Authority: London Borough of Harrow
Tel: 020 8863 5611

Email: planning.applications@harrow.gov.uk

Prospective purchasers' attention is drawn to a letter and report from Harrow Council dated 26th February 2016, a copy of which is available within the legal documentation and available to download at www.allsop.co.uk



NB. The plan is for identification only. © Crown Copyright, ES 100004106

To View

The property will be open for viewing on every Tuesday and Friday before the auction, between 10.30 – 11.30 a.m. These are block viewings with no need to register attendance in advance.

Seller's Solicitor

Druces LLP (Ref: S Middleton).
Tel: 0207 216 5555.
Email: esml@edruces.com

**VACANT – Freehold Building and
Adjoining Site**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.