

202 NORTHOLT ROAD,  
SOUTH HARROW, HA2 0EX

  
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2,688 SQFT / 250 SQM PLUS REAR PARKING  
A2 SHOP WITH OFFICES ABOVE  
FREEHOLD FOR SALE WITH VACANT POSSESSION



## LOCATION

The building is located on the north side of Northolt Road close to numerous local retailers and cafés. South Harrow underground station is situated directly opposite the property with links to central London via the Piccadilly Line. Harrow town centre is approximately 1 mile to the north.

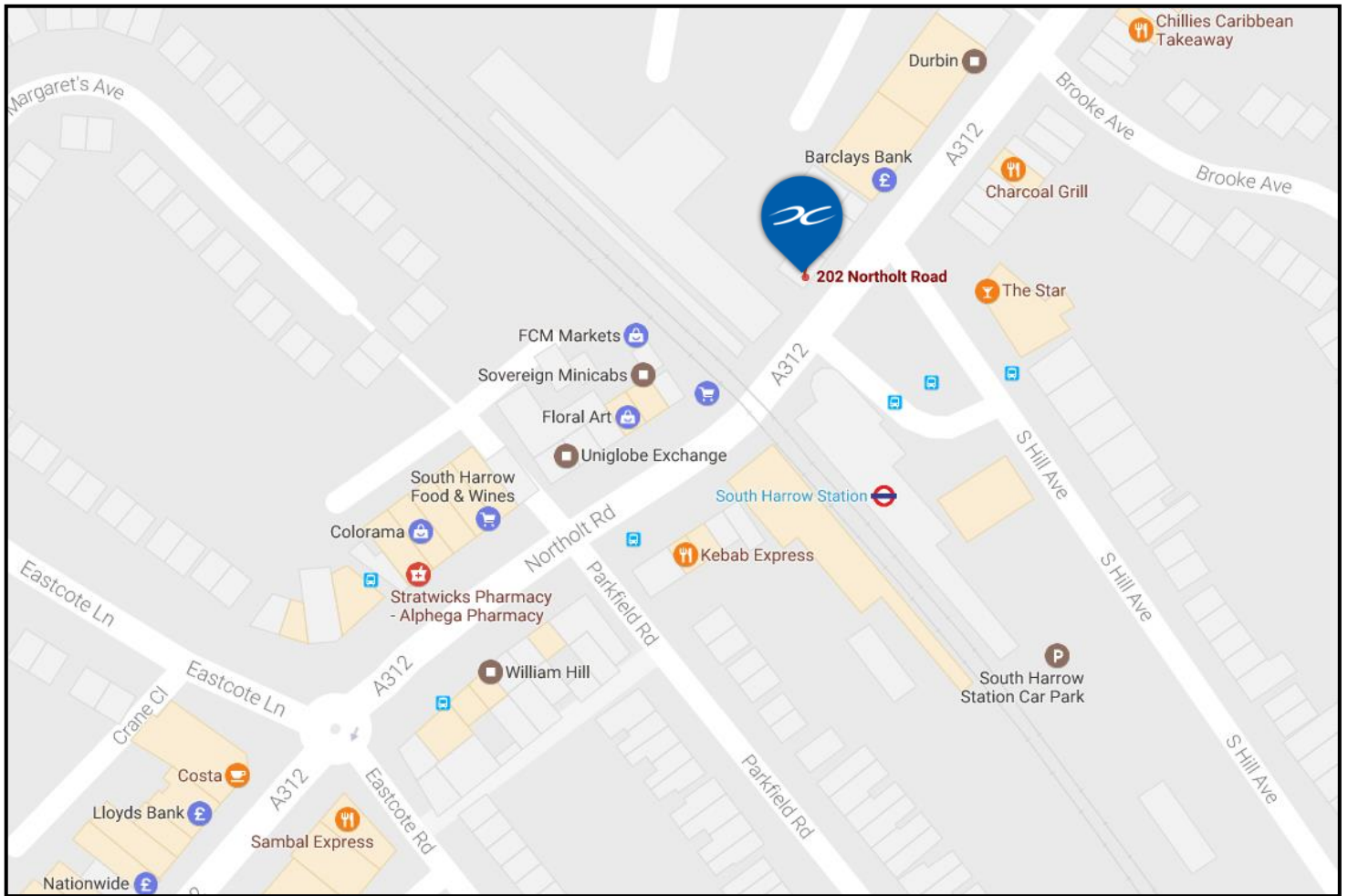
## ACCOMMODATION

The ground floor was formerly occupied by a firm of estate agents and is currently vacant. The upper parts comprise centrally heated offices over first and second floors which are owner occupied. Vacant possession is available of the entire building on completion.

Planning permission has been granted for conversion of the first and second floor and roofspace to four flats with a three storey rear extension. Full details of the planning permission granted are available upon request. Ref: P/4468/16. EPC awaited.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.





## EXISTING FLOOR AREAS

Ground Floor	1,150 sqft	106.4 sqm
First Floor	934 sqft	86.8 sqm
Second Floor	604 sqft	56.2 sqm
<b>Total</b>	<b>2,688 sqft</b>	<b>249.4 sqm</b>

## PRICE

Offers in excess of £650,000 subject to contract.

## VIEWINGS

Strictly by appointment through sole agents –

**GEORGE MORIARTY**

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