

211 & 213 The Mall, Kenton, Harrow, Middlesex HA3 9TX

Guide Price £950,000*

PAIR OF SEMI DETACHED HOUSES ON SPACIOUS PLOT, IDEAL FOR DEVELOPMENT STP



The properties are situated within walking distance of Preston Road with its Metropolitan Line Station and local shops and a similar distance from Kingsbury with its Jubilee Line Station and additional shops. The area is well served by local bus routes and offers good road links to the A406 North circular Road, A1, M1 and M25 Motorways. The properties are built of non-standard construction although number 213 has been brick wrapped. The units sit on a spacious site of approximately 604 sm (0.149 acre) and offer excellent scope for development subject to obtaining any necessary consent that may be required. Number 211 benefits from planning under reference 22/0201 for Demolition of existing garage and single storey rear extension and erection of part single storey, part two storey rear extension and two storey side extension to dwellinghouse. Details of this are within the legal pack. Number 213 benefits from a planning permission under reference PP-11106722 for Prior approval for a single storey rear extension to dwellinghouse, in metres extending beyond the rear wall of the original house. Again these details are within the legal pack. Each property is currently let on assured shorthold tenancies at £1485 pcm each, thus the overall income from both units is £35,640 per annum. This lot will be of interest to investment buyers and developers.



ACCOMMODATION

Number 211 – Entrance Hall, Two Reception Rooms, Shower, Kitchen, Landing, Three Bedrooms, Bathroom. EPC lists as 102 sm. Number 213 – Entrance Hall, Cloakroom, Two Reception Rooms, Kitchen, Landing, Three Bedrooms, Bathroom. EPC Lists as 94 sm.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Brent.
Council Tax for Number 211 is Band B and for Number 213 is Band D
EPC for Number 211 is Band D and Number 213 is Band E

VIEWING TIMES

By appointment through the Auctioneers

