

FOR SALE

34 BYRON HILL ROAD,
HARROW ON THE HILL,
HA2 0HY



HISTORIC OFFICE BUILDING – GROUND FLOOR FOR SALE

Situated in a picturesque location on Harrow on The Hill nearby to Harrow School.

Key Features

- Ground floor area of 1,285 sqft
- Located on Harrow on the Hill
- On site car parking
- Air conditioning units in both buildings
- Gas fired central heating

For further information, please contact:



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HA2 0HY

GROUND FLOOR FOR SALE

Location

The premises is located on the east-side of Byron Hill Road and conveniently located a short walk away from South Harrow Underground Station, providing easy access into Central London via the Piccadilly Line as well as Harrow on the Hill Station, which is served by the Metropolitan Line. The property is also situated within walking distance of numerous shops, restaurants, cafes and pubs. Bus routes are available from both Lower Road and Harrow on the Hill High Street.

The Property

The property comprises of ground floor office space which is known as 34 Byron Hill. The offices have the benefit of gas fired central heating, a lease line, double glazing and cat 5 cabling. To the front of the building there is 1 parking space whilst further business permits are available for on street parking.

Floor Areas (GIA)

Ground floor (34 Byron Hill Road)	1,285ft ²	119m ²
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Price

£725,000.00 subject to contract for the long leasehold interest and share of the freehold.

There is no VAT on the freehold purchase.

Conditions

34 Byron Hill Road will be sold with vacant possession.

Viewings

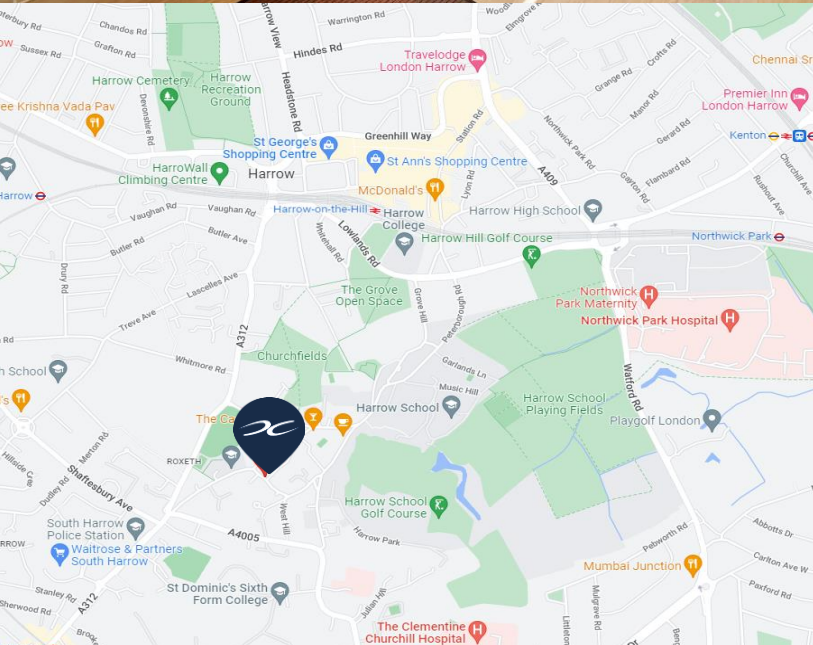
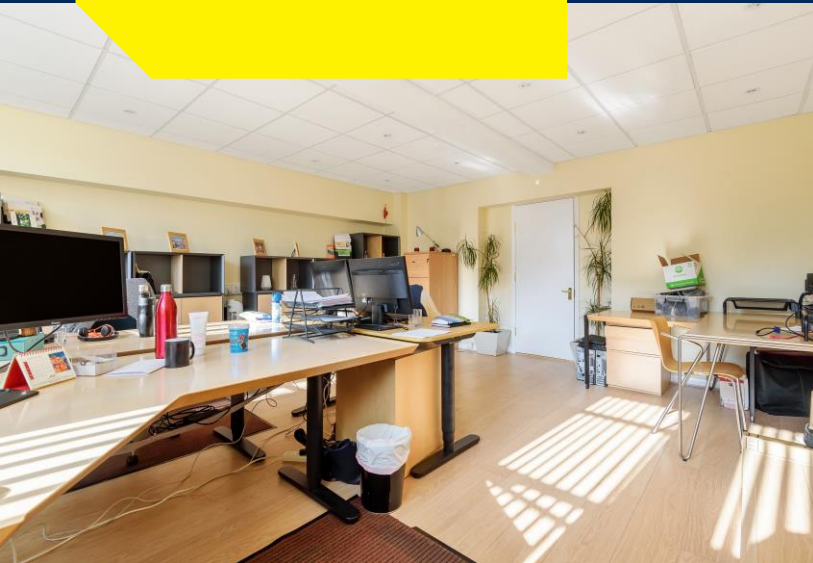
Strictly by appointment through sole agents.

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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.