


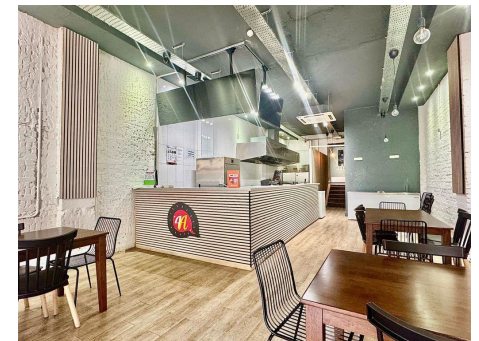


For Sale

Kenton Road, Harrow, Greater London, HA3 0HD

-  £1,300,000 for the Freehold
-  2,453 Sq Ft / 227.88 Sq M
-  Mixed-use freehold property arranged over three storeys, comprising a vacant ground floor restaurant and two self-contained 2 bedroom flats on the upper floors. Both residential units are let on ASTs generating a combined annual rental income of £34,800.
-  The ground floor, previously operating as a restaurant, offers versatile space. The property further benefits from rear access, a storage container, air conditioning, and parking for one vehicle. This well-located and income-generating asset presents a strong opportunity for investors or owner-occupiers.



Kenton Road, Harrow, Greater London, HA3 0HD

Location

The property is prominently situated on Kenton Road (A4006), a busy thoroughfare linking Harrow with Kingsbury and Wembley. It benefits from high visibility and strong footfall, positioned within a well-established retail parade that includes a mix of independent traders and national occupiers. Kenton Underground Station (Bakerloo and London Overground lines) is just a short walk away, providing easy access to Central London and surrounding areas. The location also offers excellent road connectivity, with the A406 North Circular and M1 motorway within easy reach.

Terms & Tenure

The premises are available for sale freehold with an asking price of £1,300,000 exclusive.

Accommodation

Ground Floor	1,399 sq ft	130 sq m
First Floor	538 sq ft	50 sq m
Second Floor	516 sq ft	48 sq m
Total	2,453 sq ft	228 sq m

Rates

Rateable Value £9,800 . The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is 65 - Band C.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

Sean Sumbillo sean.sumbillo@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

