

FREEHOLD OPPORTUNITY FOR SALE – CHAIN FREE



2 PANGBOURNE DRIVE, STANMORE, HA7 4QT

A detached, corner sited property that was once a family home, but has more recently been used as a medical practice. Set in a sought after area, and situated between both *Edgware Underground Station* (approx. 1.0 mile) and *Stanmore Underground Station* (approx. 0.7 mile) operating on the Northern and Jubilee lines respectively.

The property lies just off the A41 - with easy access to the M1.

The property offers scope (subject to consents) for office, medical or residential use.

Viewings, strictly by appointment only

SUMMARY OF ACCOMMODATION

MULTIPLE ROOMS • KITCHEN • UTILITY ROOM • SHOWER ROOM & 2 WC'S
LOFT SPACE WITH SCOPE • GAS CENTRAL HEATING • DOUBLE GLAZING
DRIVEWAY PROVIDING OFF-STREET PARKING TO THE FRONT & SIDES
ADDITIONAL GATED PARKING TO THE REAR

GUIDE PRICE: £895,000 FREEHOLD – CHAIN FREE



PARTNERS: B R MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: S E MAUNDER TAYLOR MIRPM AssocRICS, B A EWEN MNAEA, J D MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

Front door to the side of the property, opening to a small entrance lobby, and then to hallway giving access to ground floor rooms with stairs rising to first floor landing, with access to loft and further rooms.

Loft Space

Part boarded and with a floor to ridge height of approx. 11'3ft (3.44m) - offering additional storage space & scope to convert (subject to consents), accessible via a hatch with pull-down ladder.

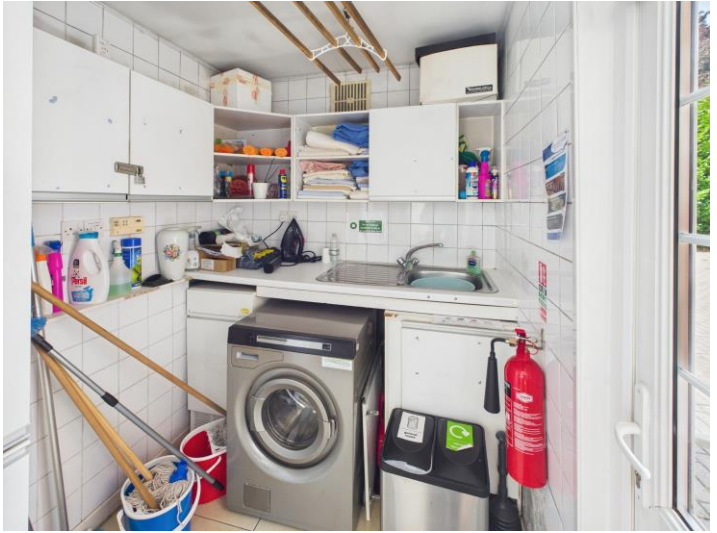
Exterior

Block paved driveway to front & sides. 50 ft (15.24 m) rear garden – also block paved and with gated entrance to side/rear. Garage with up & over door to side of property measuring 17'6 x 8'9 (5.55m x 2.71m), with power, light, garden tap and side access door to rear.

Business Rates

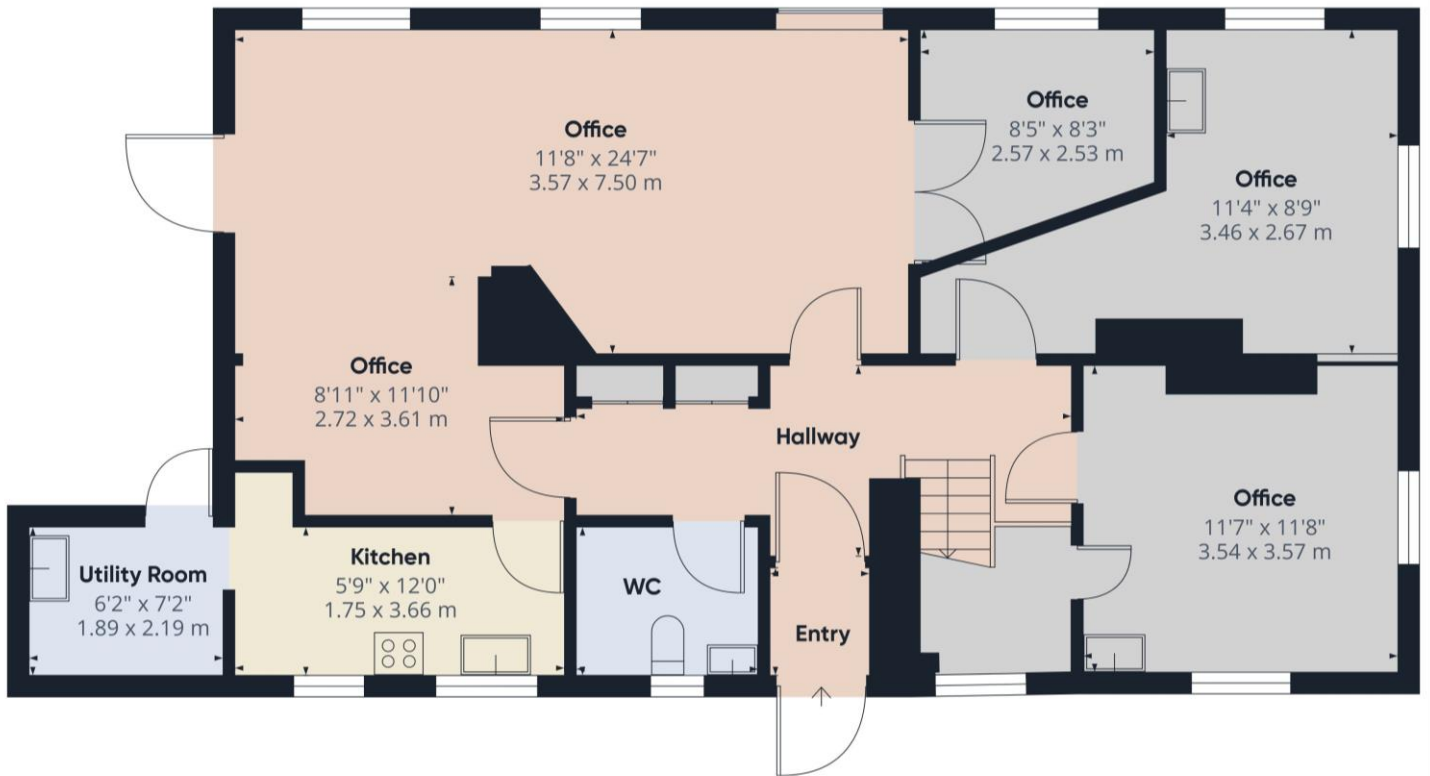
Interested parties are advised to make their own enquiries with the London Borough of Harrow.











Floor 1

