



GILMARTIN LEY

Freehold Office to Residential Development Opportunity (10 Units) - Harrow HA1

Fitzgerald House
2-8 Elmgrove Road,

HARROW, HA1 2QA



Area

Gross Internal Area: 661 sq.m. (7,114 sq.ft.)

Price

Offers in excess of £1,550,000
subject to contract



Property Description

Harrow Council have granted prior approval for converting the property from office use to residential, comprising:

- 5 x 1 bedroom flats, and
- 5 x 2 bedroom flats

A copy of the decision notice, associated plans and other relevant documents can be downloaded from our website.

This two storey office building was built in circa 1970 and has space to park 10 cars on the forecourt plus a yard to the rear which could be used for additional car parking. The plot has a frontage to Elmgrove Road of approximately 37m and a maximum depth of 37m.

The offices have been fitted out to a basic specification with central heating and some wall-mounted air conditioning units. The floors are carpeted and there are suspended ceilings with inset luminaires.

There is potential that additional residential units could be developed within the roof space, subject to the necessary consents being obtained.

- > Being sold at the same time as a neighbouring building, Kirkfield House, also with permission for residential conversion
- > Freehold with vacant possession
- > Permitted development granted to convert the building to 10 flats
- > Potential to convert the roof space to provide additional units
- > Excellent transport communications
- > Offers requested by midday 17th April 2015



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Proposed Ground Floor	329.00	3541	
Proposed First Floor	332.00	3573	
Existing Net Internal Area	713.00	7674	

Property Location

Fitzgerald House is located on the north side of Elmgrove Road close to the junction with Station Road (A409). The building is attached to the more modern corner building, Wickes House, on its west side. To the east is a house which has been converted to flats.

The property is conveniently located in proximity to a variety of amenities. a Tesco Superstore is 200 metres to the north-west on Station Road. St Georges Shopping Centre on Greenhill Way (A4005) is 0.4 kilometres to the south-west with multiple retailers, restaurants and leisure facilities including H&M, Boots, Monsoon, Pizza Express, Frankie and Benny's, Nando's, Prezzo, a Fitness First gym and a 12 screen Vue cinema.

The property is well located for public transport connections: Harrow & Wealdstone Station (Overground Line, Bakerloo Line, London Midland mainline rail and Southern mainline rail services) is circa 1 kilometre to the north of the property and provides frequent services to London Marylebone (London Overground 16 minutes), London Euston Station (London Midland 17 minutes) and Oxford Circus (Bakerloo Line 37 minutes).

Service Charge p.a.

N/A

Terms

Freehold with vacant possession. The property is elected for VAT.

Legal Fees:

Each party is to bear its own legal fees

Local Authority:

Harrow Council

Viewings:

By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at:

<http://www.gilmartinley.co.uk/properties/23213>
Asbestos Survey
Energy Performance Certificate
Existing and Proposed Floor Plans
First Floor Plan - Existing
Ground Floor Plan - Existing
Schedule of Areas - Proposed Residential
First Floor Plan - Proposed
Community Infrastructure Levy Liability Notice
Ground Floor Plan - Proposed
Site Layout
Permitted Development Decision Notice

Last Updated:

26 Jun 2015

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

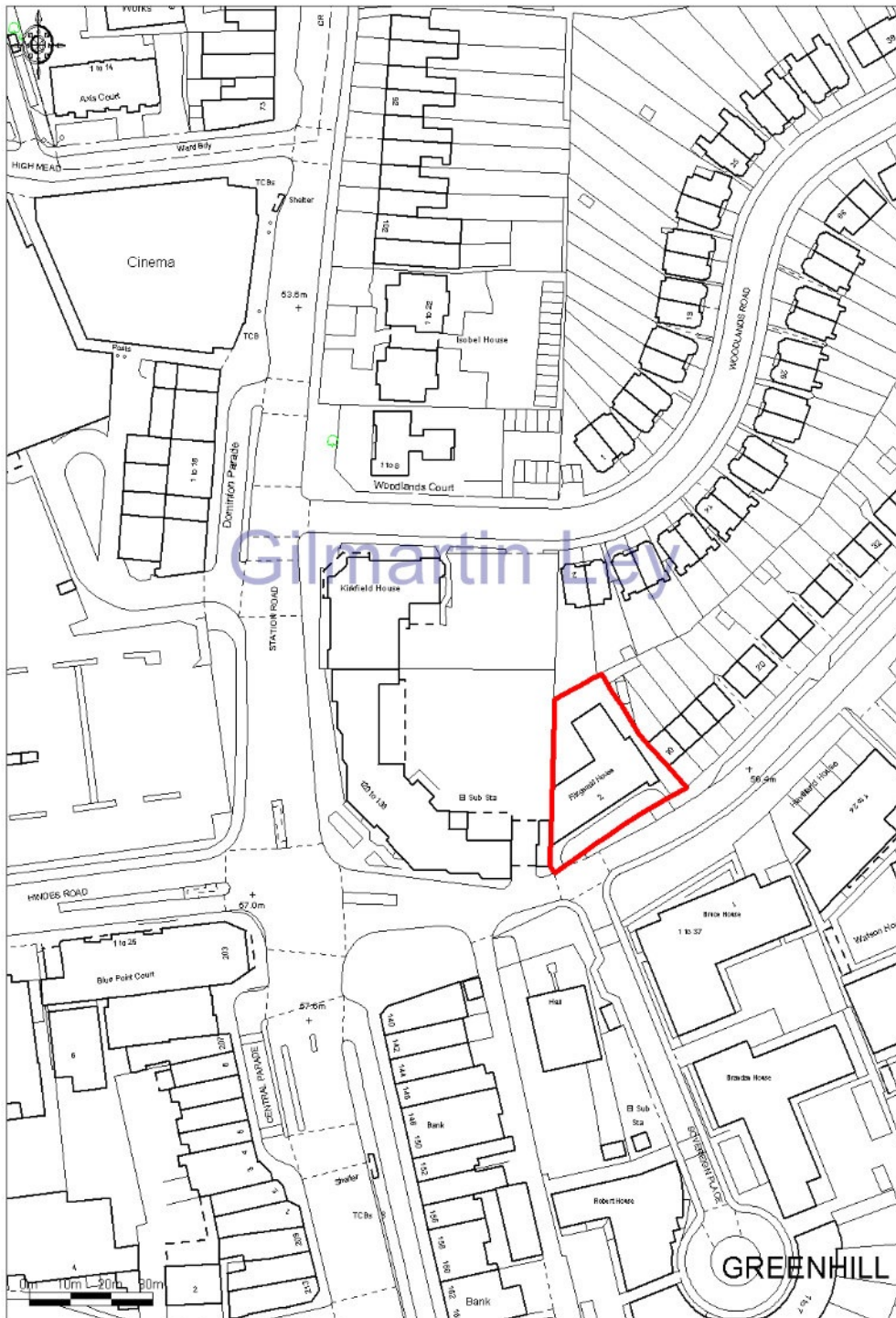
(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated.



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scale 1:1250

<http://www.gilmartinley.co.uk/properties/for-sale/development/harrow/harrow/ha1/23213>

Our ref: 23213

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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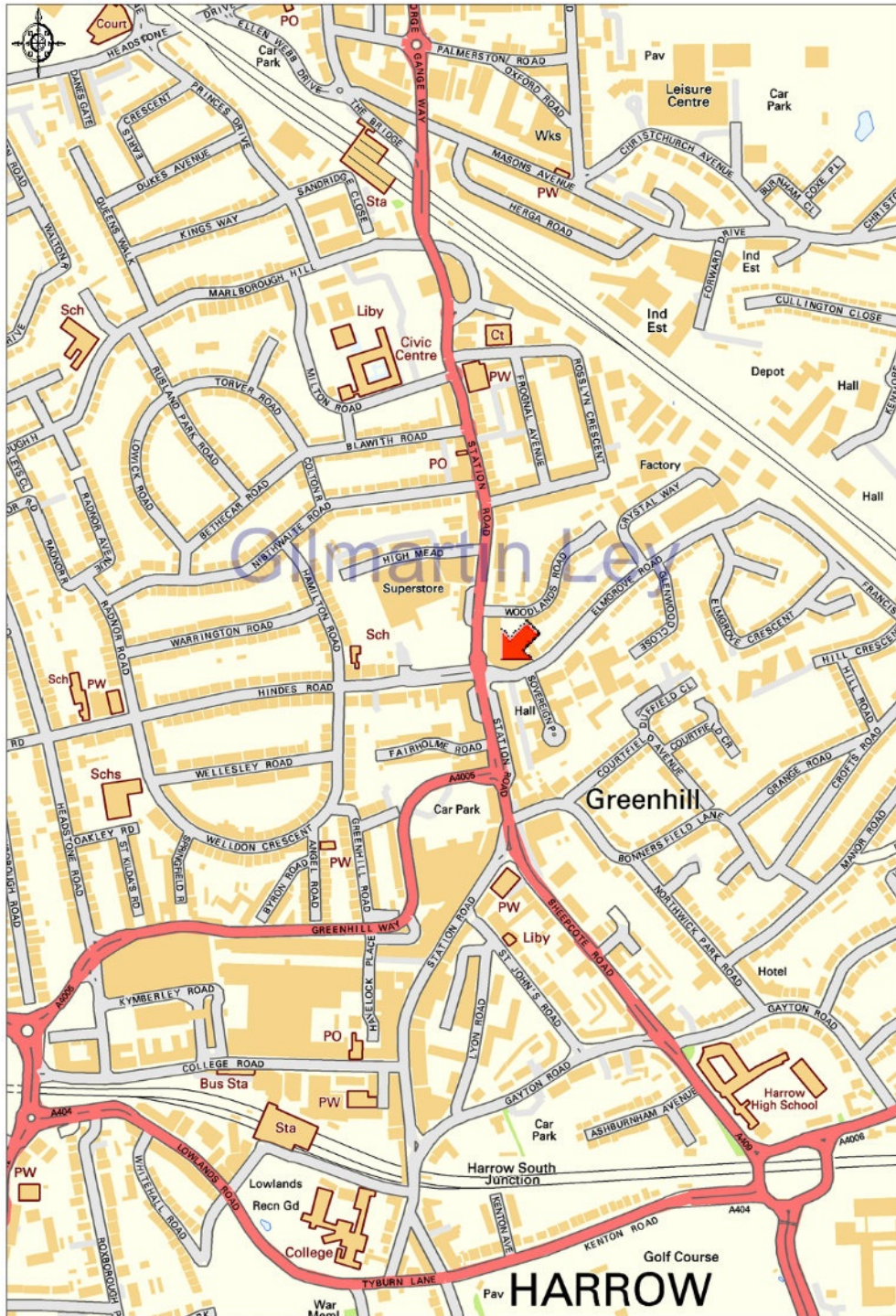
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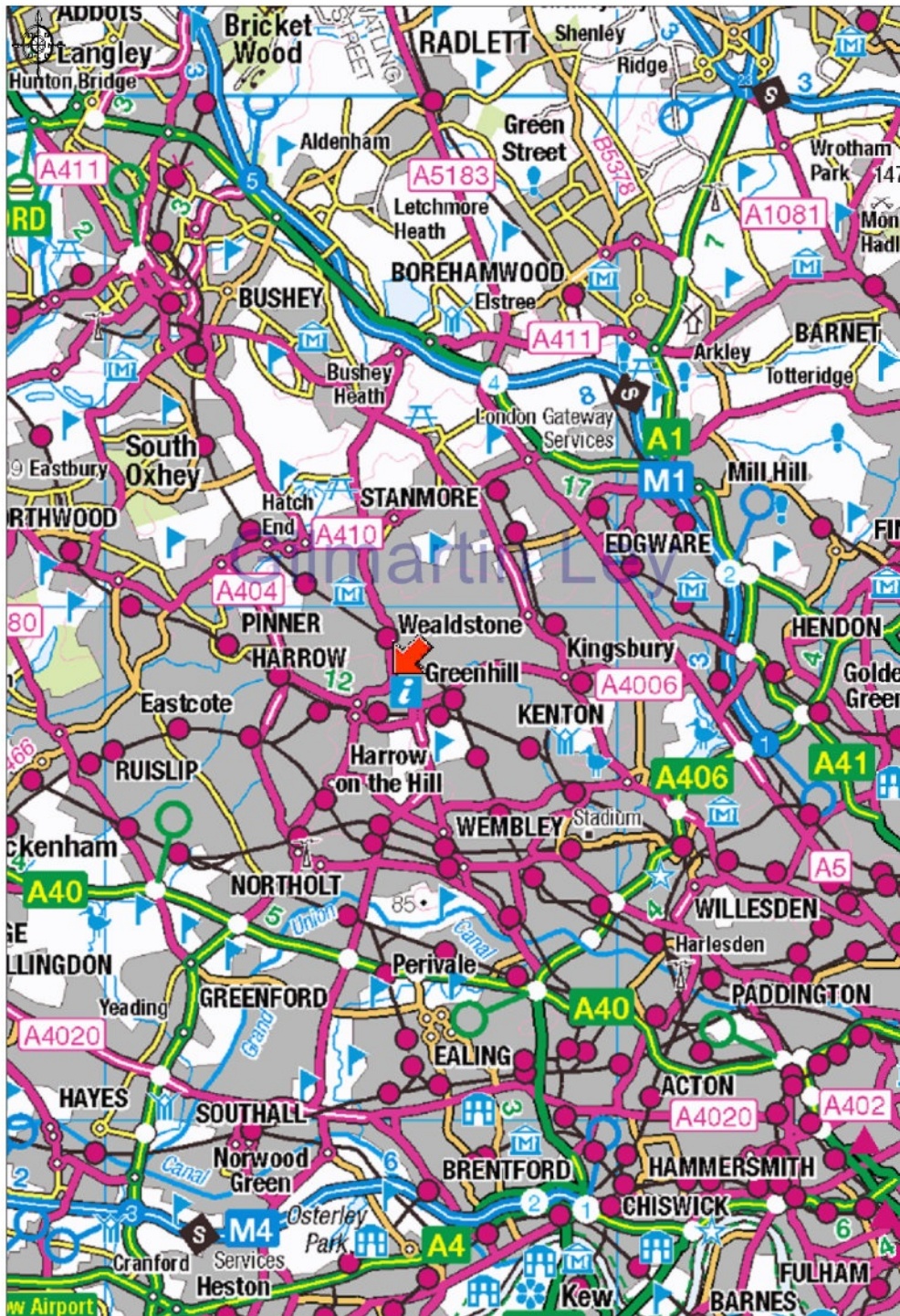
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