



A SEMI-DETACHED HOME IN CENTRAL HARROW WITH A HMO LICENCE

Torver Road, Harrow, HA1 1TQ

ROBSONS

A SEMI-DETACHED HOME IN CENTRAL HARROW WITH A HMO LICENCE

Torver Road, Harrow, HA1 1TQ

SEMI-DETACHED HOME • TOWN CENTRE LOCATION • OFF-STREET PARKING • REAR GARDEN • HMO LICENCE IN PLACE • GENERATING £2,410 PCM GROSS • SCOPE TO EXTEND (STPP)

Description

Situated just moments from Harrow Town Centre and the local amenities at Harrow and Wealdstone, is this spacious semi-detached home with a HMO licence in place, perfect for an investment buyer.

For commuters, the Bakerloo line and Overground services are available at nearby Harrow and Wealdstone station, with nearby Harrow on the Hill station offering the Metropolitan line.





Income

Room 1 - £700 pcm (also uses Room 3 for home office).
Been in the property since July 2021

Room 2 - £650 pcm (a couple) - (This would usually receive £750 pcm but agreed lower during covid). Been in the property since early 2020

Room 3 – This is being used by Room 1 as a home office

Room 4 - £530 pcm - Been in the property since early 2000's

Room 5 - £530 pcm - Been in the property since 2016

Total: £2,410 pcm

Outgoings

Gas & Elec £200pcm

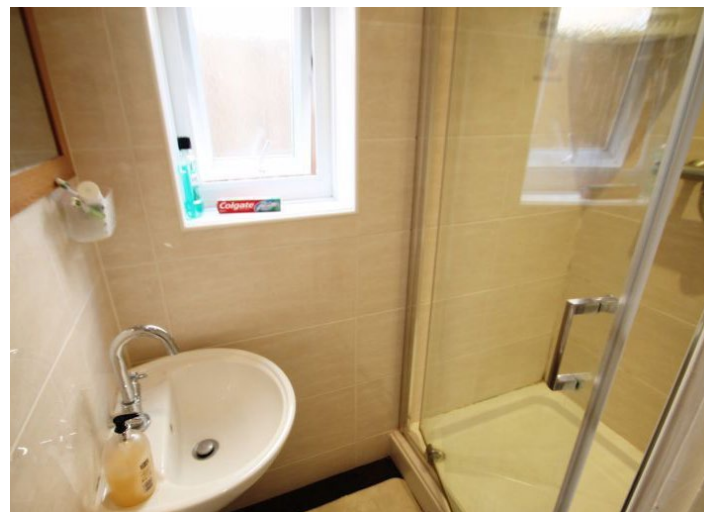
Insurance £35pcm

Water £40pcm

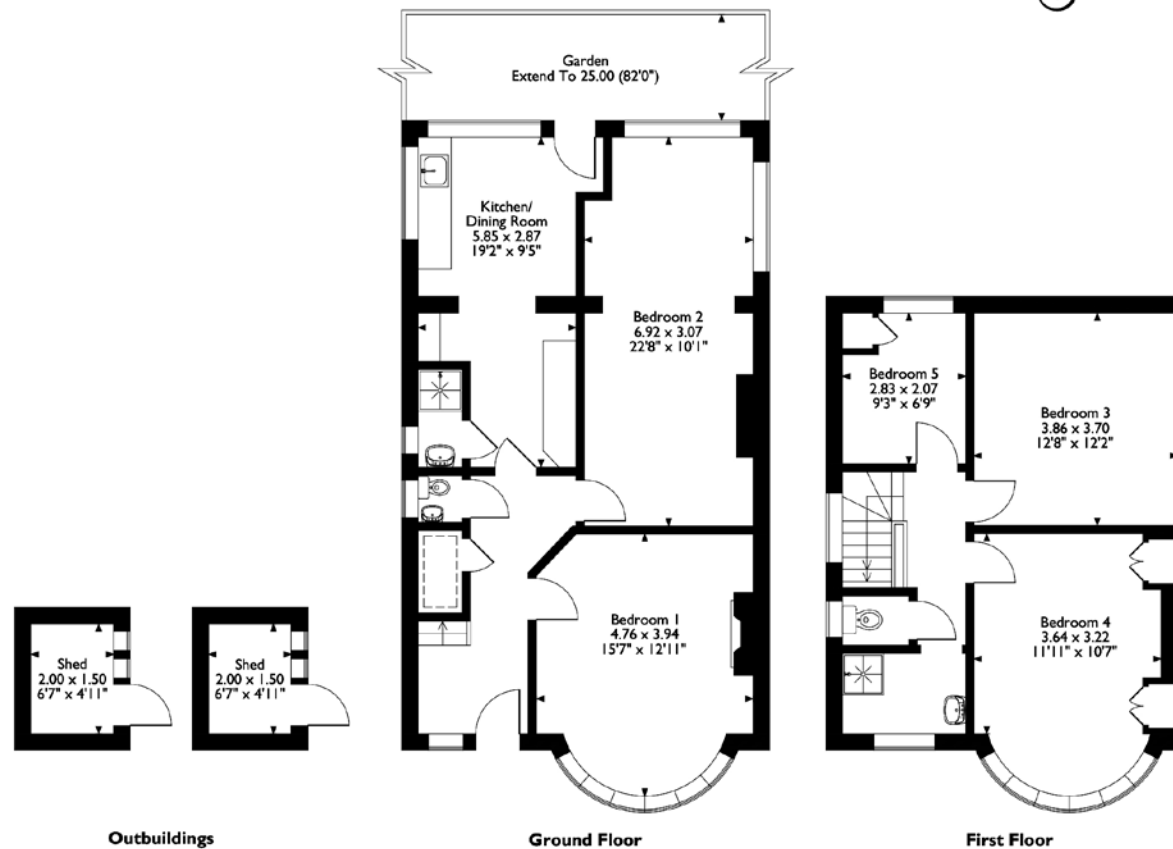
Council Tax £200pcm

Total - £475

Grand Total £1935 pcm



Torver Road, Harrow
 Approximate Gross Internal Area
 Main House = 118 Sq M/1266 Sq Ft
 Outbuildings = 6 Sq M/64 Sq Ft
 Total = 124 Sq M/1330 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

ROBSONS

1 High Street, Pinner, Middlesex, HA5 5PJ
 Tel: 0208 866 8083 Pinner@robsonswb.com
www.robsonswb.com

www.the-londonoffice.co.uk
 40 ST JAMES'S PLACE SW1

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.