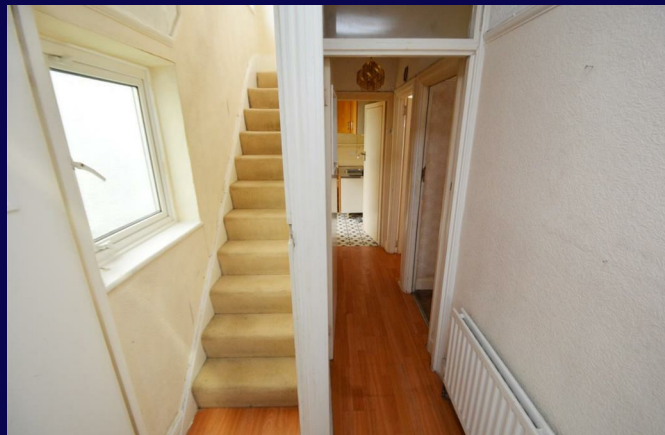
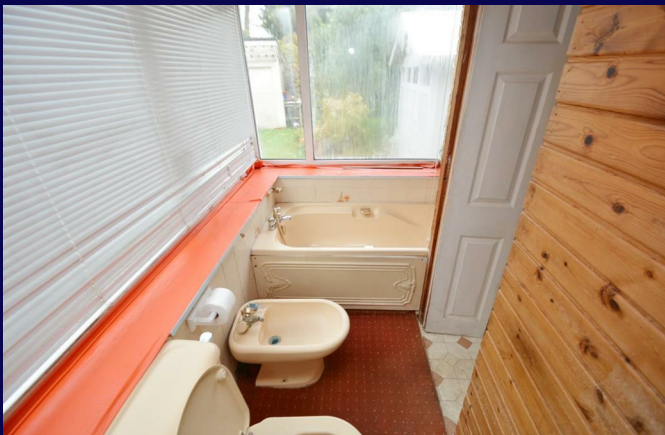




Arundel Drive, South Harrow, HA2 8PN

Asking Price £635,000



Arundel Drive, Harrow, HA2 8PN

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- Semi Detached House with Garage Own Drive
- Planning For A Double Storey Side Extension
- Planning To Split Into 1 x 3 bed Ground Floor Flat & Duplex 2 Bed Flat
- Off Street Parking
- Situated 1/2 Mile to South Harrow Tube & Bus Stations
- Development Opportunity
- Planning For A Loft Conversion
- Garden
- Chain Free

PLANNING PERMISSION FOR DOUBLE STOREY SIDE AND LOFT CONVERSION! This substantial 3-bedroom, 2-bathroom semi-detached house on Arundel Drive, Harrow, HA2 8PN, is an incredible opportunity, not only as a spacious family home but also as a prime investment with approved planning permission to transform the property into two high-spec flats by way of a double storey side extension and loft conversion. The approved plans include a ground-floor 3-bedroom, 2-bathroom flat with open-plan living and a duplex 2-bedroom, 3-bathroom apartment spanning the first and second floors, offering excellent potential for rental income or resale. With its sought-after location and ready-to-go permissions, this property is a rare chance to maximize value and flexibility. If you purchase directorship and shareholding of the company, you will have no stamp duty to pay. Contact us now to explore this unique opportunity further!

Council Tax Band - D

Freehold



INTERNALLY

Planning permission has been granted for a double-storey side extension and loft conversion in order to convert to two separate dwellings; a ground floor three bedroom flat, comprising of a open plan reception/kitchen, bathroom and ensuite to master bedroom. A duplex flat situated on the second and third floor comprising of two bedrooms both with ensuites, bathroom and open plan reception/kitchen. Currently a three bedroom semi detached house in need of modernisation arranged as two flats. The properties front door leads into hallway with stairs to the first floor landing and doors off the hallway lead into a front aspect reception room with bay window, kitchen with a door providing access to the lean-to, large dining room with door towards the rear into a lobby area with door leading into the downstairs bathroom, at the rear of the dining is a door leading out to the garden.

Stairs to the first floor landing benefit from a side aspect window allowing in natural light, doors off the landing lead into three bedrooms, family bathroom and separate WC.

EXTERNALLY

Front garden and off street parking. Rear garden with patio and laid to lawn areas. Shed and storage garage.

LOCATION

Arundel Drive is situated off Alexandra Avenue, close to Alexandra Park. Northolt Park Station is 0.5 miles away and South Harrow Piccadilly line tube, bus station, and busy shopping centre is 1 mile away. Local schools include Earlsmead Primary school is situated at the top end of Arundel Drive 0.2 miles away, Harrow Independent College and Rooks Heath College both 0.5 miles away and Heathland School 0.6 miles away.

PLANNING PERMISSION

The property has approved planning permission for a lucrative redevelopment project. Whether you're looking for a family home or a rewarding investment, this





property delivers flexibility and potential.

Existing Property Features

The current home is well-designed with spacious and functional interiors, perfect for modern living:

Three Bedrooms: Ample space for a growing family or guests, including one bedroom with an en-suite for added privacy.

Two Bathrooms: Contemporary and stylish, catering to family and guest needs with ease.

Open-Plan Living: The living-dining-kitchen area is perfect for socializing and entertaining, with large windows allowing for plenty of natural light.

Outdoor Storage: A garage and shed provide practical solutions for storage or workspace needs.

Approved Planning Permission

The property comes with planning permission for redevelopment into:

Ground Floor Apartment: A well-planned 3-bedroom, 2-bathroom flat, ideal for families or professionals seeking spacious living on one level.

First and Second-Floor Duplex: A 2-bedroom, 3-bathroom apartment, designed as a duplex for privacy and a contemporary lifestyle.

This development potential makes the property highly attractive to investors, as it offers the chance to create two desirable, high-specification flats in a sought-after location.

Investment Potential

This property's approved planning permission allows investors to maximize the site's value by developing two independent units. Harrow is a thriving area with a strong demand for high-quality rental properties, making this an excellent opportunity for buy-to-let investors. Alternatively, the flats could be sold individually, offering significant return on investment.

Location Benefits

The property is situated in the heart of Harrow, a vibrant and highly sought-after area. Key highlights of the location include:

Transport Links: Excellent connectivity to central London and beyond via rail, underground, and road networks.

Schools and Amenities: Proximity to top-rated schools, making the area ideal for families, and a wide range of local amenities, including shops, restaurants, and parks.

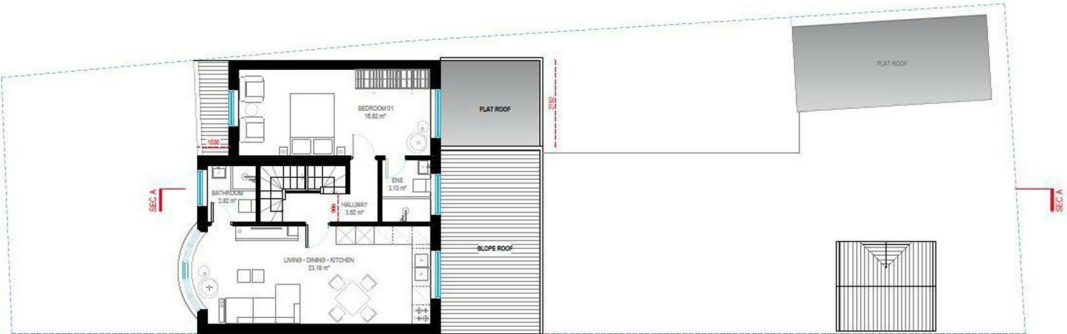
Community: Harrow is known for its welcoming community, combining suburban charm with urban convenience.

Flexible Living and Future-Proof Investment

For families, the property offers a comfortable and modern home with room to grow. For investors, the opportunity to develop two separate units creates a future-proof investment with rental and resale potential. The approved planning permission ensures a hassle-free pathway to maximizing the property's value.

This property is a rare find, combining a well-presented home with significant development potential. Whether you're seeking to move in or build for the future, this is a unique chance to secure a valuable asset in a prime location.

Planning Permission

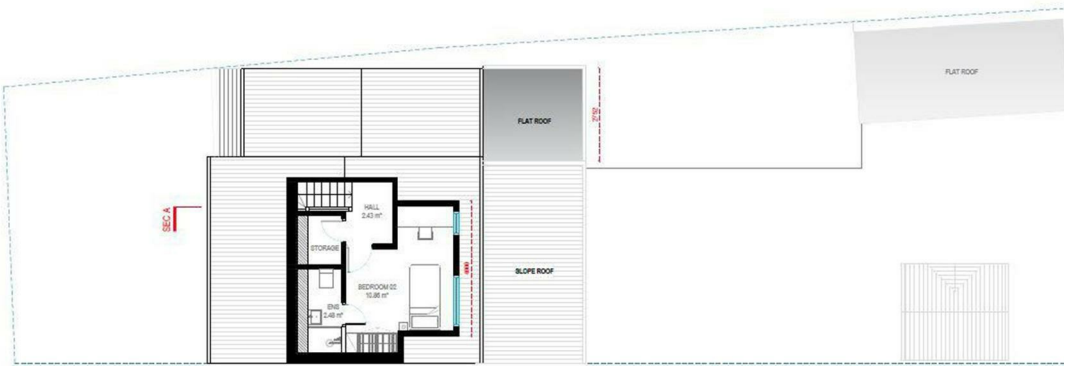


FIRST FLOOR



GROUND FLOOR

PROPOSED

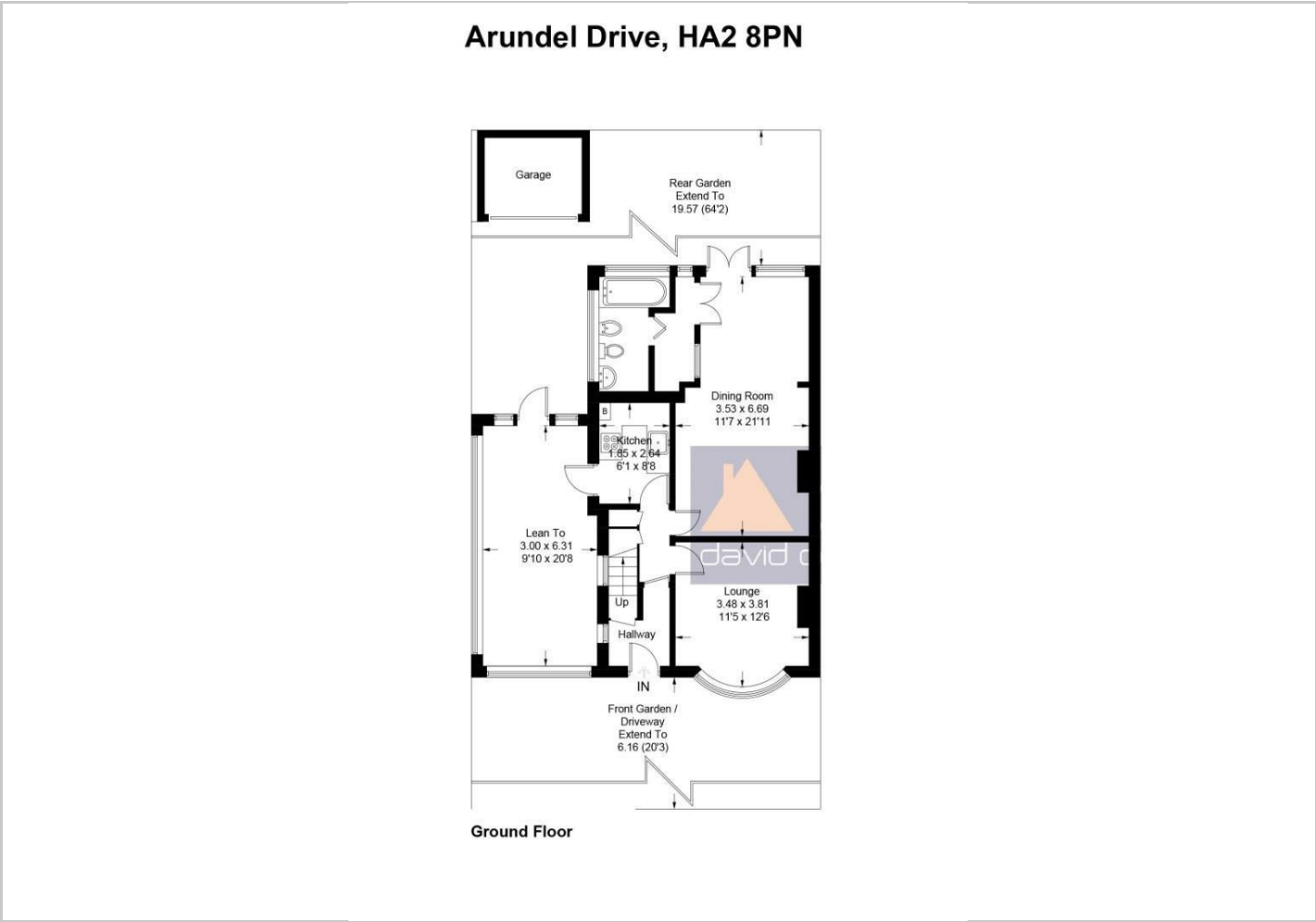


ROOF FLOOR



REAR ELEVATION

Floor Plans



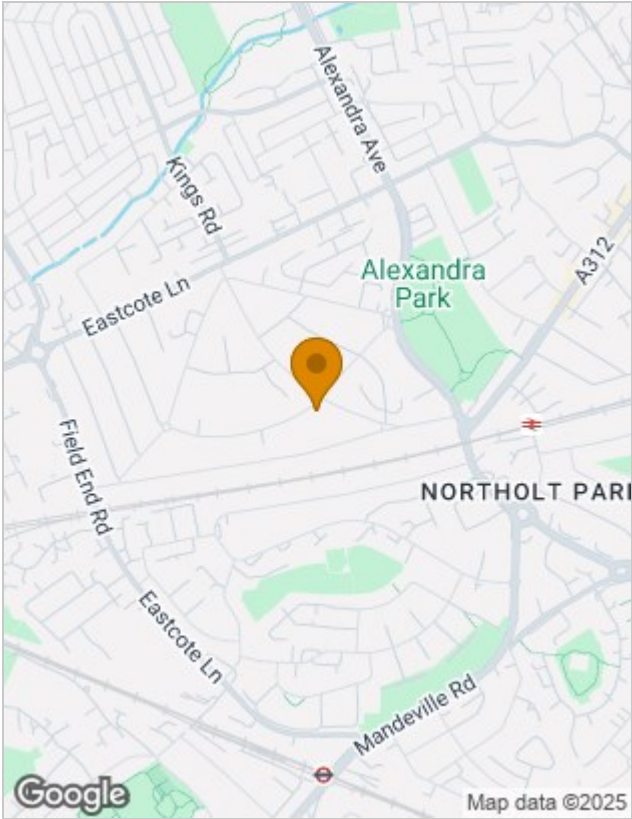
Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

