

FOR SALE

£1,100,000 Freehold



**24 South Hill Avenue,
Harrow, Greater London HA2
0NQ**



PROPERTY DESCRIPTION

Premium HMO Investment - South Harrow. A newly converted high-specification HMO property comprising six self-contained studio flats, generating £85,000 annual rental income.

Property Highlights: Freehold tenure, Modern finishes throughout

Total floor area: 135.7 sqm (1,460 sqft) across three floors

Excellent transport links - Right Next to South Harrow Station!

Investment Details: Asking Price: £1.1 million (subject to contract)

Projected Annual Yield: 7.7%

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Viewings strictly by prior appointment.

All measurements approximate



ROOM DESCRIPTIONS

Upon Entrance :

Ground Floor :

Entrance Hallway

Flat 1

Studio Room :

4.92m x 3.66m (16' 2" x 12' 0")

Bathroom :

1.85m x 1.56m (6' 1" x 5' 1")

Hall Leading to Flat 2 and Flat 3 :

Kitchen

Bathroom 1

2.58m x 0.99m (8' 6" x 3' 3")

Bathroom 2

2.06m x 1.48m (6' 9" x 4' 10")

Flat 2

Open Plan Studio Room

7.16m x 2.74m (23' 6" x 9' 0")

Flat 3

Open Plan Studio Room

4.17m x 2.43m (13' 8" x 8' 0")

First Floor :

Kitchen Room

2.67m x 2.26m (8' 9" x 7' 5")

Flat 4

Open Plan Studio Room

3.75m x 3.28m (12' 4" x 10' 9")

Bathroom

1.50m x 1.70m (4' 11" x 5' 7")

Flat 5

Open Plan Studio Room

3.38m x 5.61m (11' 1" x 18' 5")

Bathroom

1.49m x 1.68m (4' 11" x 5' 6")

Second Floor :

Flat 6

Open Plan Studio Room

5.78m x 3.57m (19' 0" x 11' 9")

Bathroom

2.67m x 1.09m (8' 9" x 3' 7")



FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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