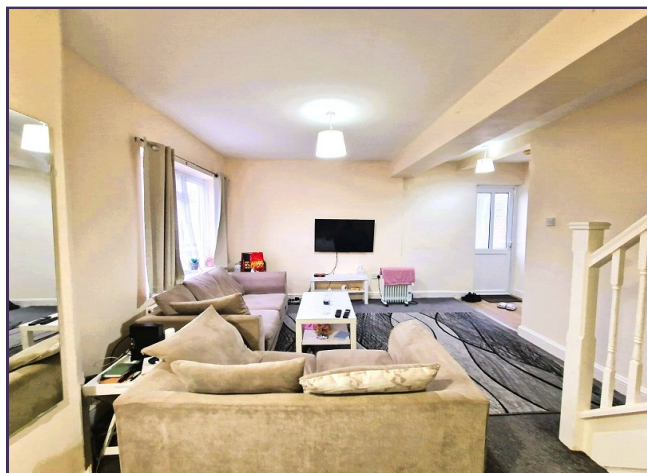


Sefton Avenue, Harrow, Greater London. HA3 5JT



- 3 Bedrooms
- 2 bathrooms
- Adjacent Plot of Land
- Amazing Investment Opportunity (STPP)
- Double Glazed
- Side Garage
- Freehold
- Garden

**£545,000**

**Subject To Contract**



**MELVIN JACOBS ESTATE AGENTS**

**Sales, Lettings & Block Management**

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY  
Tel 020 8381 2908 [www.melvinjacobs.com](http://www.melvinjacobs.com)







**MELVIN  
JACOBS**





Entrance

Lounge/diner (17' 8" x 16' 1") or (5.38m x 4.91m)

Kitchen (11' 10" x 8' 3") or (3.60m x 2.52m)

Shower Room/WC

GARDEN (28' 6" x 10' 4") or (8.68m x 3.15m)

Shed (13' 7" x 9' 3") or (4.15m x 2.83m)

Side of house (33' 0" x 9' 8") or (10.06m x 2.94m)

Land (For Development STPP) (53' 10" x 46' 7") or (16.41m x 14.21m)

Garage (15' 8" x 8' 3") or (4.78m x 2.51m)

Bedroom 1 (11' 6" x 9' 11") or (3.50m x 3.01m)

Bedroom 2 (9' 4" x 8' 9") or (2.85m x 2.66m)

Bedroom 3 (8' 8" x 8' 2") or (2.64m x 2.49m)

Bathroom

Tenure

We are informed that the tenure is Freehold

Council Tax

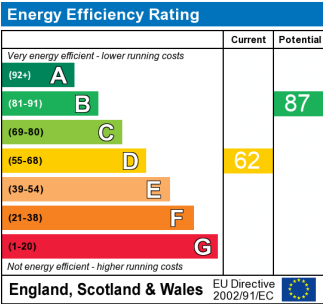
Council tax band: D

Viewing

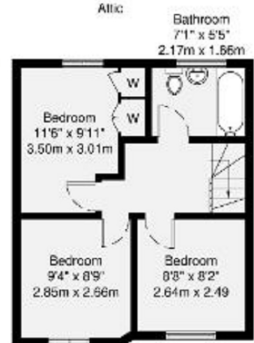
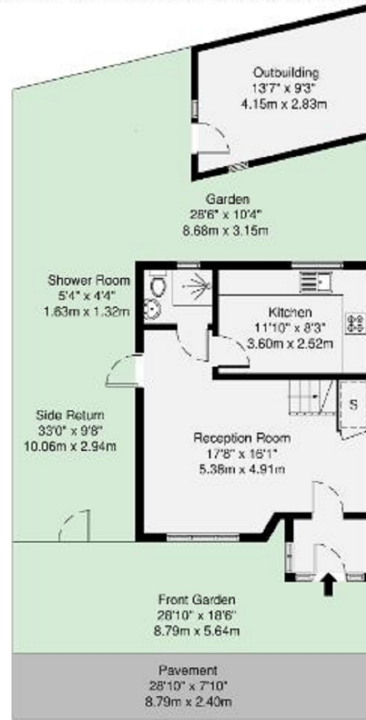
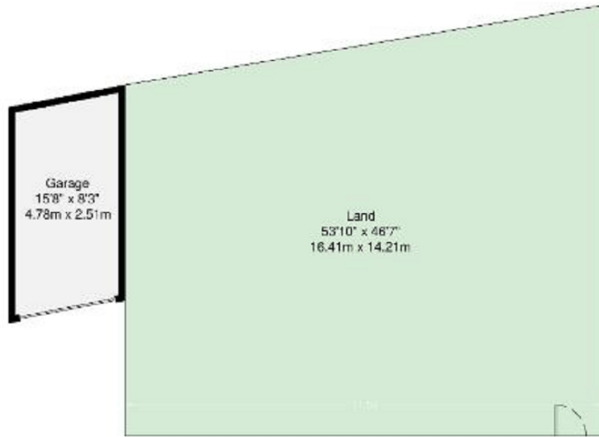
Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

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Middlesex,  
HA8 7LY

e: [info@melvinjacobs.com](mailto:info@melvinjacobs.com)



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
70.7 sq m / 756 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
1.7 sq m / 18 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
360.2 sq m / 3877 sq ft

First Floor  
RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
7.6 sq m / 81 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.