



17/19 Roxborough Park

Harrow, HA1 3BA

Rarely Available Freehold Garages with Adjoining Land

1,550 to 5,367 sq ft

(144 to 498.61 sq m)

- 10 Garages Arranged in Two Terraces
- Land To The Rear
- Harrow-on-the-Hill Station (0.2 Miles)
- Right of Way from Roxborough Park - Entrance & Exit
- May be suitable for development or alternative use - STPP

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Summary

Available Size	1,550 to 5,367 sq ft
Price	Offers in the region of £435,000
Business Rates	Upon Enquiry
EPC Rating	EPC exempt - No building present

Description

The property comprises a rarely available freehold garage block with adjoining land, situated within the sought-after Roxborough Park Conservation Area to the rear of Roxborough Park and Whitehall Road. The site is accessed via two separate service roads adjoining a residential apartment development, providing convenient vehicular access to the premises, via entrance and exit from Roxborough Park.

The accommodation consists of 10 garages arranged in two terraces of five units, all currently utilised for storage purposes. To the rear of the garages lies a rectangular parcel of land presently laid to grass, offering additional ancillary open space.

The premises are considered suitable for continued storage or general industrial use, with the garages understood to fall within Use Class B2. The property presents an opportunity for owner-occupiers, investors, or purchasers seeking secure storage accommodation within an established residential location. In addition, the site may offer longer-term asset management and potential future "hope value," subject to all necessary consents and planning approvals. Prospective purchasers are advised to make their own enquiries with the local authority regarding the property's existing use and any potential redevelopment opportunities.

Location

The property is situated approximately 0.2 miles from Harrow-on-the-Hill Station, with additional nearby access to West Harrow Station and Harrow & Wealdstone Station. These stations provide convenient connections into Central London via the Metropolitan Line, Chiltern Railways, and National Rail services. The property also benefits from excellent road links via the A40, M1, and M25 motorways and is located close to a range of parks, shopping amenities, restaurants, and well-regarded schools within Harrow town centre and the surrounding area.

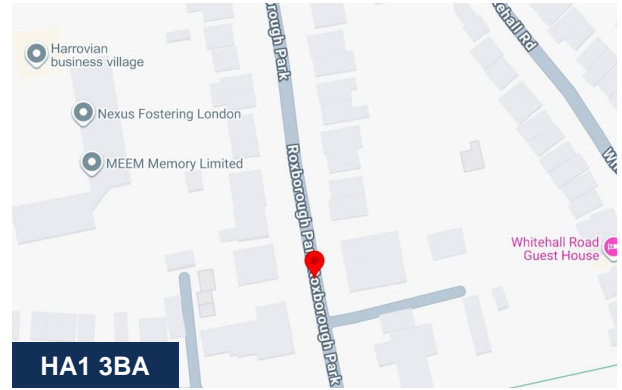
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Outdoor - Land to the rear	3,817	354.61	Available
Unit - Garages	1,550	144	Available
Total	5,367	498.61	

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.



Viewing & Further Information



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