



**LAWRENCE RAND**

**Clauson Avenue, Northolt**

Guide Price **£525,000**



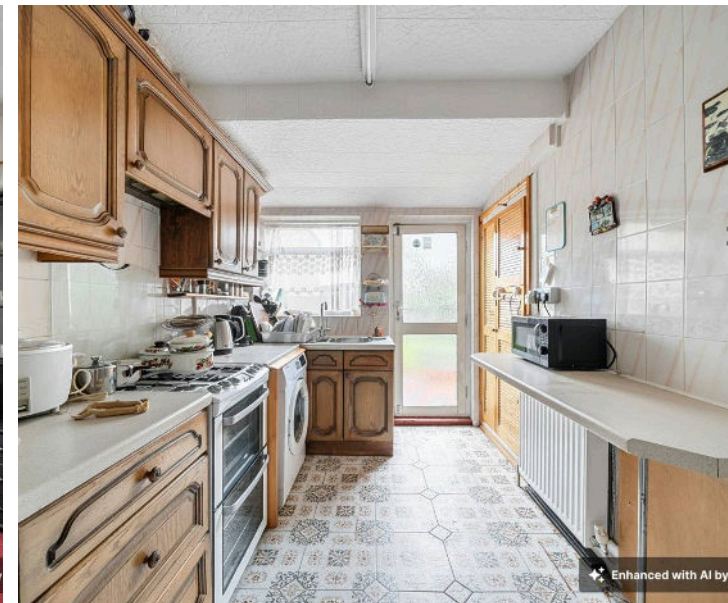
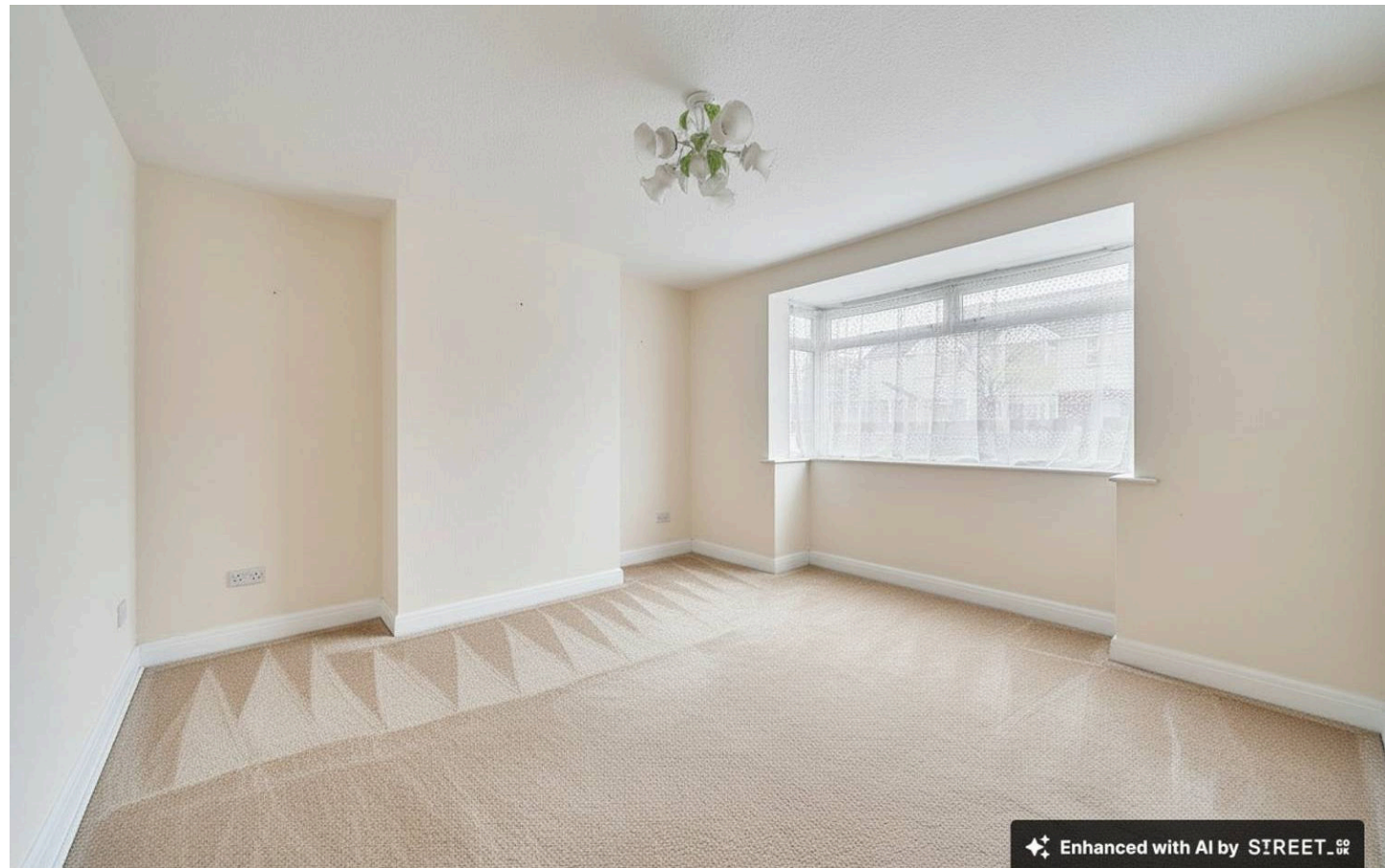
## KEY FEATURES:

- Chain-free mid-terrace home
- Excellent opportunity for buyers and investors
- Off-street parking to the front
- Situated in a popular residential area
- Convenient access to transport and amenities
- Walking distance to Northolt Park Station (0.2 miles)
- Close to South Harrow and Northolt Stations
- Potential to modernise and add value
- Early viewings highly recommended

Nestled in a sought after residential area, this charming three bedroom mid-terraced house presents a fantastic opportunity for both homeowners and investors alike. Offered to the market chain free, the property benefits from off-street parking to the front a rare advantage in this vibrant neighbourhood.

Ideally positioned for convenience, the home is just 0.2 miles from Northolt Park Station, with South Harrow and Northolt stations also within easy reach, ensuring swift and efficient transport connections. A wide variety of local shops, amenities, and schools are located close by, further enhancing the appeal of this well connected location.

The property offers excellent potential for those looking to modernise and add value, with a versatile layout that can be adapted to suit a variety of lifestyles. Bright and welcoming throughout, each room enjoys ample natural light, creating a warm and comfortable environment perfect for everyday living and entertaining.





Whether you envision cosy family gatherings or stylish social occasions, this home provides the ideal backdrop to bring your vision to life. The property's scope for improvement and personalisation makes it an exciting project for buyers seeking a home they can truly make their own.

Early viewings are highly recommended to appreciate the opportunity and potential this mid terraced residence has to offer.

**Verified Material Information:**

Energy Performance rating: D

Council tax band: D

Local Authority: Ealing

Electricity supply: Mains, Water supply: Mains water,  
Sewerage: Mains

Heating: Oil central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,  
Three - Excellent, EE - Excellent

**Disclaimer:**

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.

Some images have been digitally enhanced or AI-generated to illustrate the property's potential and are for visual representation purposes only.





## Clauson Avenue, Northolt, UB5

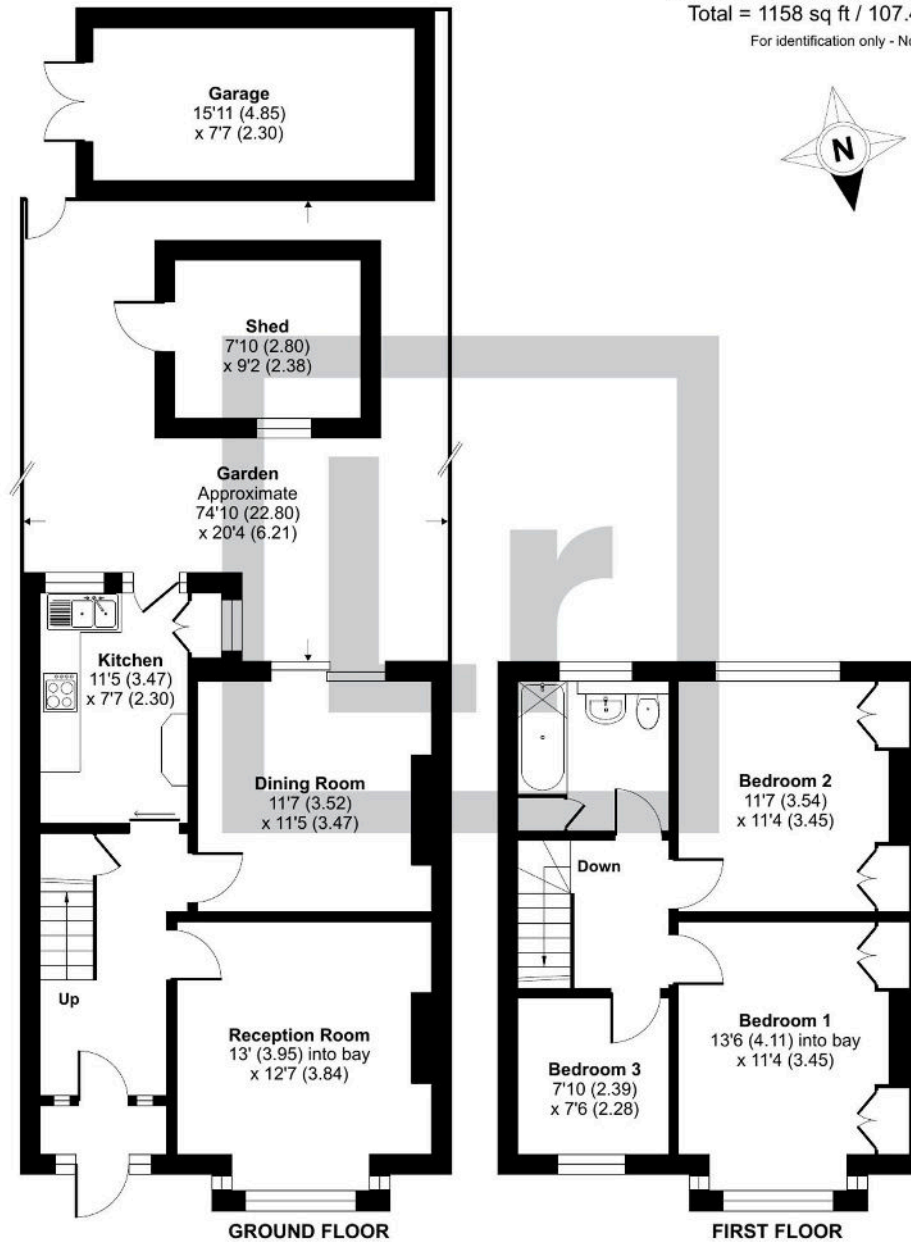
Approximate Area = 967 sq ft / 89.8 sq m

Garage = 119 sq ft / 11 sq m

Outbuilding = 72 sq ft / 6.6 sq m

Total = 1158 sq ft / 107.4 sq m

For identification only - Not to scale







## Lawrence Rand

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