





Pemberton House, Holman Drive Southall, UB2 4FW

Auction Guide £340,000

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Pemberton House, Holman Drive Southall, UB2 4FW

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £340,000. This two bedroom, two-bathroom apartment is just four years old and is marketed chain free. Located on the top floor of the block in the St Bernards Gate development the apartment is located within a fifteen minute Walk of Hanwell which is serviced by the Elizabeth Line. Internal viewing is recommended.

- Top Floor Apartment
- Two Double Bedrooms
- Open Plan Living space with Modern Fitted Kitchen
- Luxury Bathroom
- Master Bedroom with En Suite Shower Room
- Private large balcony
- Plenty of storage space
- Communal Gardens
- Immediate 'Exchange Of Contracts' Available
- Chain Free - Lease remaining 993years



INTERNALLY

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £340,000. In the development of St Bernard's Gate, this very well presented top floor apartment with lift comprises of hallway with entryphone system and storage cupboard, two bright double bedrooms, the primary bedroom has built in wardrobes and an en suite shower room, there is also a luxury fitted bathroom. The stylish open living area has a fully fitted kitchen with integrated appliances, reception room and large private balcony.

EXTERNALLY

Landscaped Communal Gardens

LOCATION

St Bernard's Gate Development is just off the Uxbridge Road with its multiple bus routes. Hanwell Elizabeth Line Station is 0.5 of a mile away where trains into London Paddington take just 14 minutes.

ADDITIONAL INFORMATION

Council Tax Band D £1721.22
Lease 993 years
Ground Rent - £350.00
Service Charge - £1980.36
all per annum (as advised)

Auctioneers Additional Comments.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments.

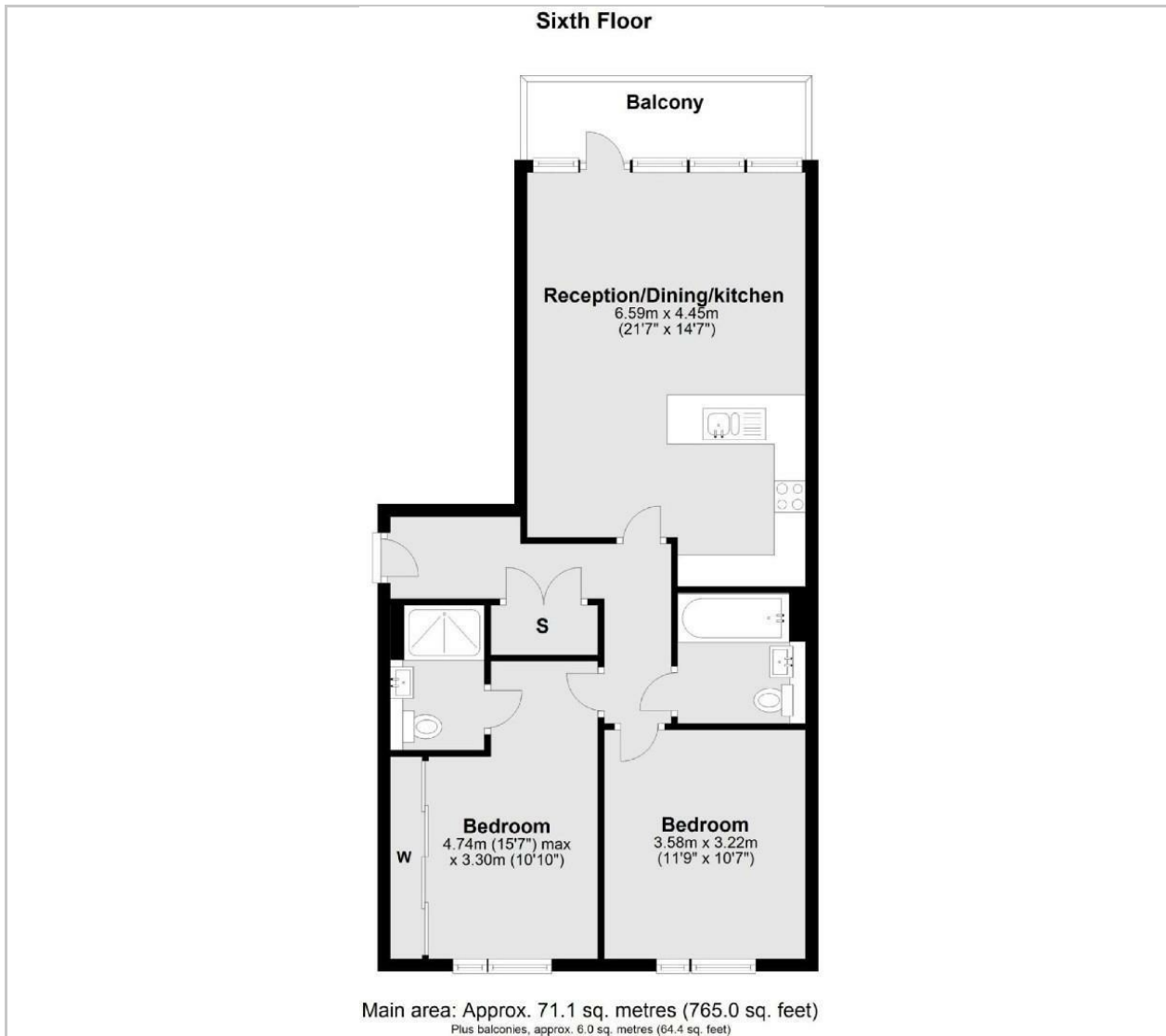
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: D

Leasehold



Floor Plan



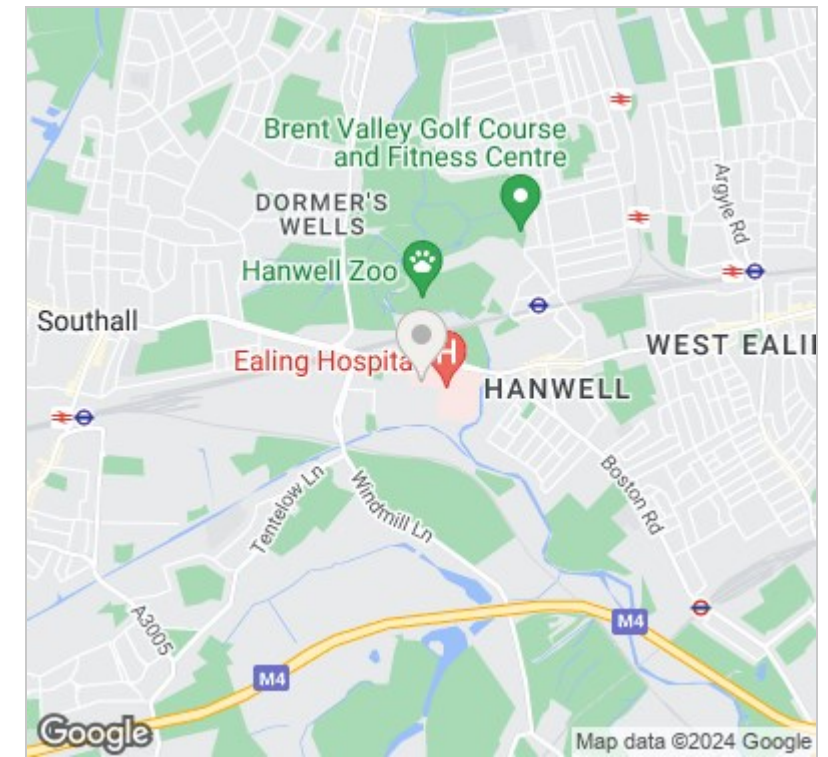
Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

269 Northolt Road, Harrow, Middlesex, HA2 8HS
Tel: 02084225222 Email: sales@davidconway.co.uk <https://www.davidconway.co.uk/>

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	