



Lower Road, Harrow, HA2 0DE

Auction Guide £250,000

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Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £250,000. This two bedroom ground floor flat comes with the freehold, it's own private garden. Set just a ten minute walk from Harrow On The Hill's panoramic views across London and restaurants the property is also within easy reach of both Harrow On The Hill & South Harrow Stations, and on several bus routes.

- Ground Floor Flat
- Immediate 'exchange of contracts' available Sold via 'Secure Sale'
- Two Bedrooms
- Reception Room
- Kitchen
- Shower Room
- Garden
- Gas Central Heating
- Being Sold With Freehold and new Lease
- No Stamp Duty For First Time Buyers



Council Tax Band: C

Freehold



INTERNALLY

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £250,000. This is a two bedroom ground floor flat. The front door of this property leads into lobby area with entrance doors to flats. Entrance door to ground floor flat opens into a hallway with an under stairs storage cupboard, doors from hallway leading off into reception room with front aspect bay window and two bedrooms. Bedroom one which would make a great study area has a door providing access to another lobby area with doors to the kitchen which has fitted wall and floor units with worktops over and rear aspect window. A fully tiled shower room with walk in shower cubicle, low level w.c. corner wash hand basin and ladder style radiator with obscured galls window above. The second double sized bedroom has fitted storage cupboards and to the rear is a conservatory leading out to the garden.

EXTERNALLY

Rear garden with side access to front of property.

LOCATION

Lower road is conveniently located just 0.6 of a mile from South Harrow's Piccadilly Line Tube Station with busy shopping centre. Numerous schools are in the vicinity including Roxeth Primary School and The John Lyon School both 0.2 miles away. Northolt road is 0.6 miles away and has a number of local shops and amenities.

ADDITIONAL INFORMATION

Council tax band C - £2,032.28

Existing Lease 79 years Remaining.

To be sold with an additional 99 years lease. (total Lease on sale 178 years)

(all as advised)

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

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.



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

