

Rolfe East



Rayners Lane, Pinner, HA5 5ER

Auction Guide £215,000

- Substantial Duplex Layout
- Prime Rayners Lane Location
- Abundant Local Amenities
- Great Rental & Investment Potential
- Immediate 'exchange of contracts' available
- Three Generous Bedrooms
- Exceptional Transport Links
- Bright & Airy Interiors
- Freehold
- Being sold via 'Secure Sale'

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £215,000.

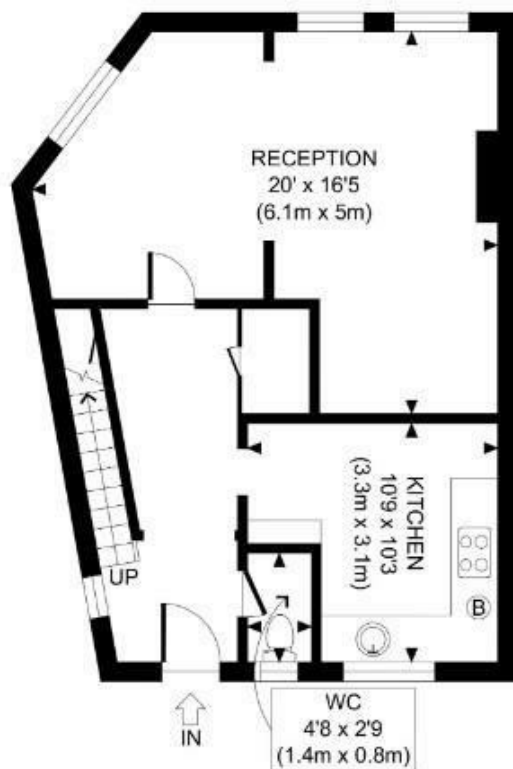
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Positioned in the vibrant heart of Rayners Lane, this exceptionally spacious three-bedroom duplex apartment offers an ideal balance of size, light, and everyday convenience. Accessed discreetly via Village Way, the property spans two upper floors, offering a generous, house-like layout above local commercial premises. Inside, expansive living spaces are complimented by three well-proportioned bedrooms, making it perfect for growing families or professional sharers seeking generous floor space. Living here puts absolute convenience at your doorstep: Rayners Lane Underground Station (Metropolitan & Piccadilly Lines) is just moments away for swift access into Central London, while an array of local shops, supermarkets, cafés, and restaurants are right outside your front door.

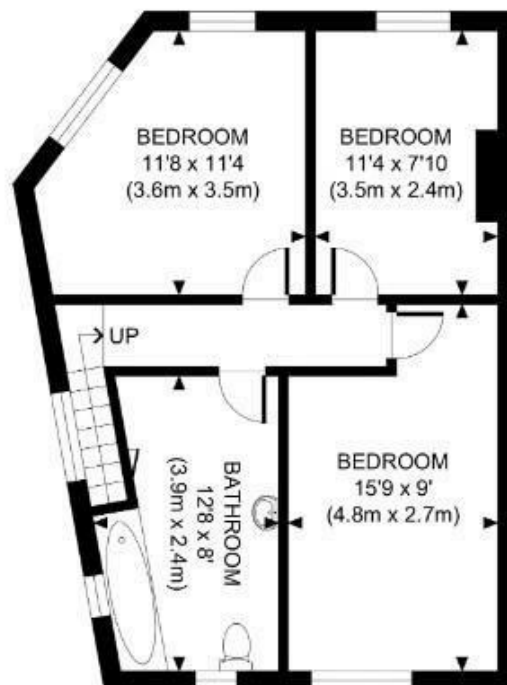


Council Tax Band:





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 487 SQ FT



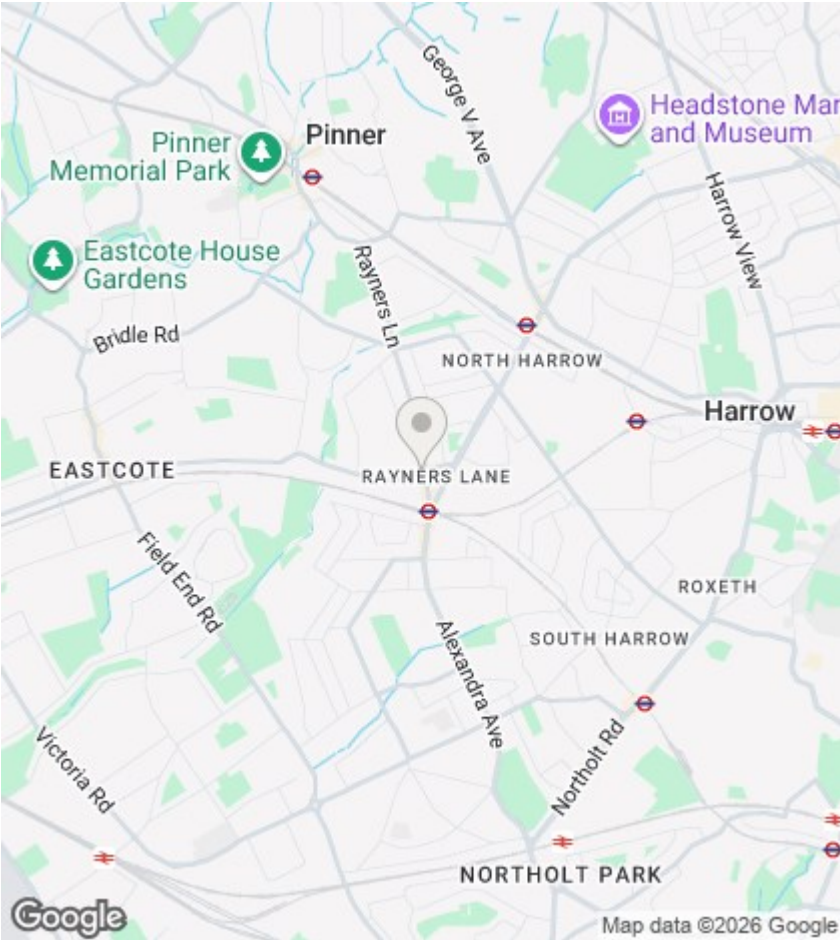
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 492 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 979 SQ FT/ 91 SQM

Rolfe East

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

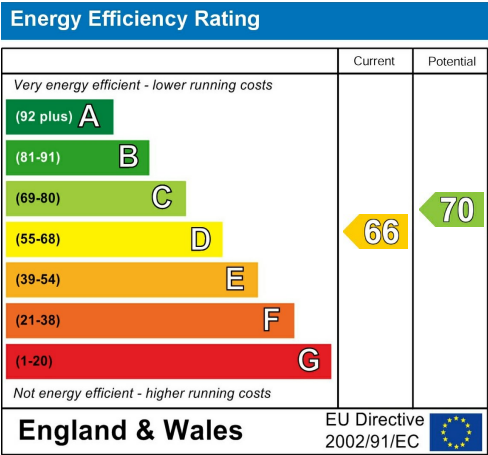


Viewings

Viewings by arrangement only. Call 020 8567 2242 to make an appointment.

EPC Rating:

D



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.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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.