Connells

Marlborough Hill
Harrow

Marlborough Hill
Harrow HA1 1TY

for sale guide price
£255,000

Property Description

Connells are delighted to present this charming first floor converted maisonette, ideally positioned on the desirable Marlborough Hill in Harrow.

Offering generous living space and a well-balanced layout, this property is perfectly suited for families, first-time buyers or investors alike.

The accommodation comprises a bright and spacious reception room, ideal for both relaxing and entertaining, with large windows allowing an abundance of natural light. The property benefits from a separate fitted kitchen, providing ample storage and workspace along with room for essential appliances.

There are two well-proportioned bedrooms, offering comfortable accommodation with flexibility for a home office or guest room if required. The property further benefits from a family bathroom as well as a separate WC, adding convenience for everyday living.

A standout feature of this home is the private garden, offering excellent outdoor space for relaxing, entertaining or gardening.

Situated on the first floor, this converted maisonette combines character with practicality and is located within easy reach of local shops, schools and transport links, including Harrow town centre and nearby stations providing access into Central London.

Early viewing is highly recommended to fully appreciate the space, layout, and sought-after location this property has to offer.

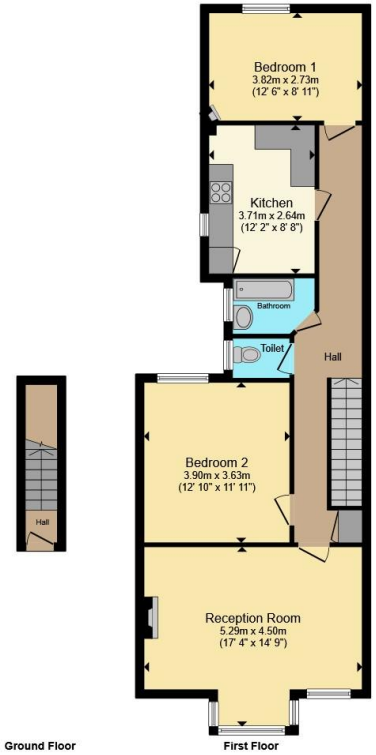
Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Total floor area 80.1 m² (862 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 020 8427 4321
E harrow@connells.co.uk

182 Station Road
HARROW HA1 2RH

EPC Rating: E

Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: 120.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW313091

This is a Leasehold property with details as follows; Term of Lease 153 years from 24 Jun 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.