



Balfour Road, Harrow, HA1 1RJ

Auction Guide £400,000

Balfour Road, Harrow, HA1 1RJ

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £400,000. This spacious and unique three bedroom first-floor duplex flat measures in at 871 square foot and is brought to market chain free. Located in central harrow the property is set across two floors and boast an ensuite to the master bedroom with all bedrooms being double rooms.

INTERNALLY

This is a three bedroom duplex flat. The front door leads into communal porch area with doors to flats. Door to this flat opens to area with stairs to the first floor landing. Doors from landing lead to a fully tiled modern bathroom comprising of a tiled enclosed bath, corner shower enclosure, hand basin and wc. Kitchen/diner with matching wall and base units with ample worktop space, electric hob with built under over and extractor fan over. A spacious reception room and two double bedrooms both with front aspect windows. Stairs to the second floor landing with door leading into a master bedroom with rear aspect windows and en suite with shower enclosure, wc, hand basin and heated towel rail.

EXTERNALLY

Off street parking.

LOCATION

Balfour Road is ideally located just of Harrow View. A three minutes' walk from the property is the entrance to Harrow Recreation Ground which is a lovely park with lots of amenities and a nice walk to central Harrow. Harrow's busy shopping centre which includes Marks and Spencers, St Georges Shopping Centre with Cinema and Gym and St Ann's Shopping Centre is just 0.5 of a mile away. Harrow-on-the-Hill Underground Station its Metropolitan Line and Chiltern line is 0.7 of a miles away, 0.7 miles away in the other direction id Harrow & Wealdstone Station with overground and Bakerloo line trains and also fast trains to Euston etc. Tesco and Morrisons supermarkets are both 0.5 miles away in opposite directions Local schools include Norbury School and Marlborough Primary School are both 0.5 miles away, Harrow High School and Whitmore High Schools are just over a mile away.

ADDITIONAL INFORMATION

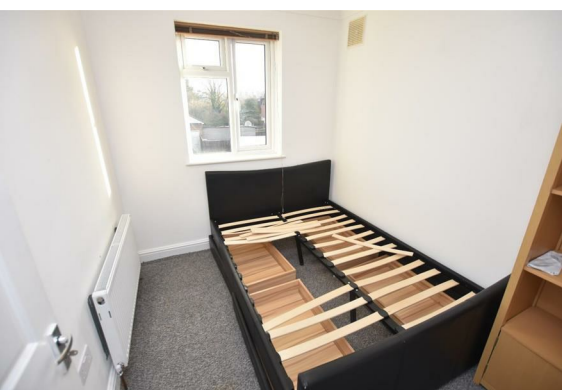
Share of Freehold - New 999 year Lease

Council Tax Band E £1,815.20

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.

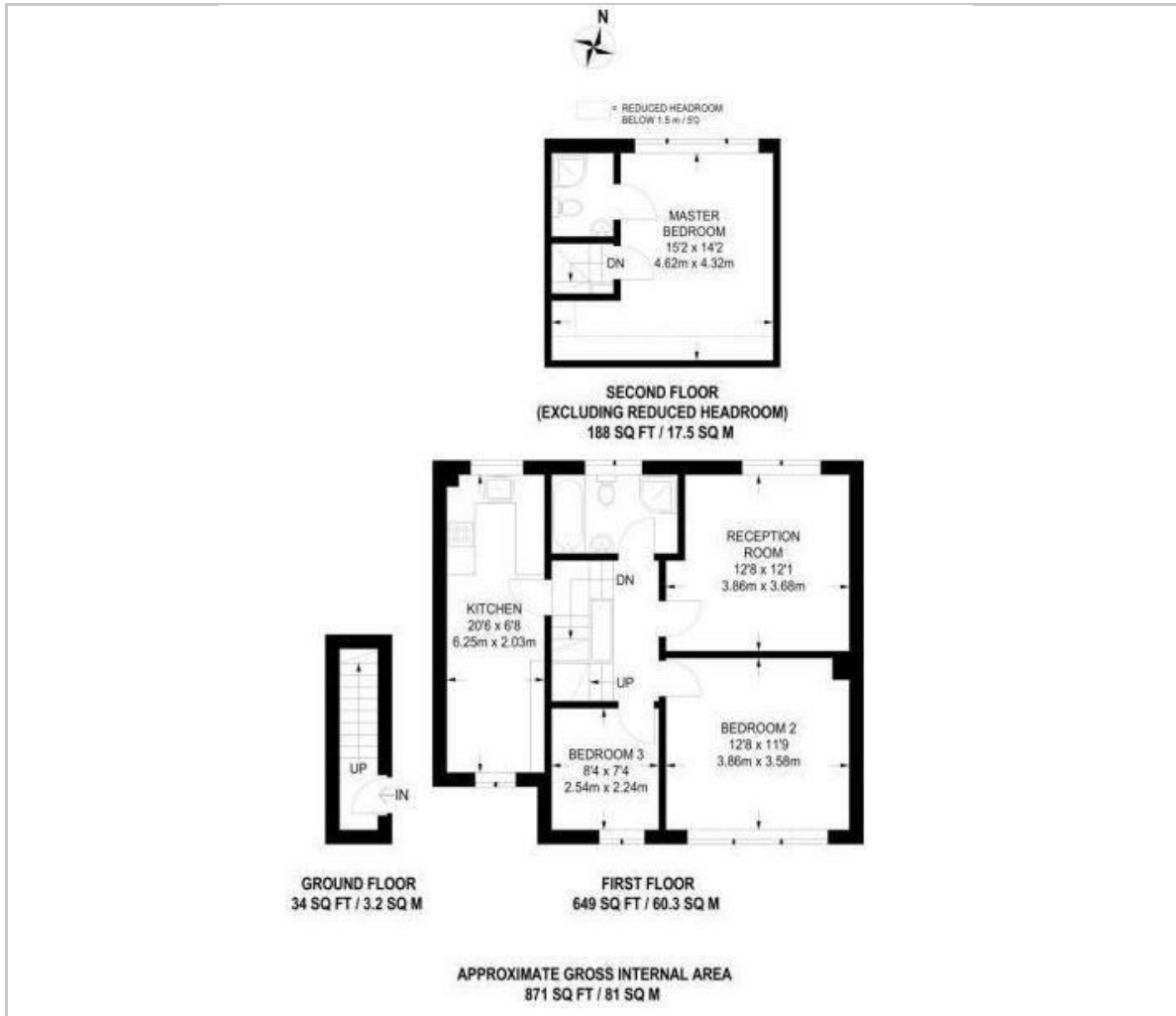
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. 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 & Son 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.

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Area Map



Energy Efficiency Graph

