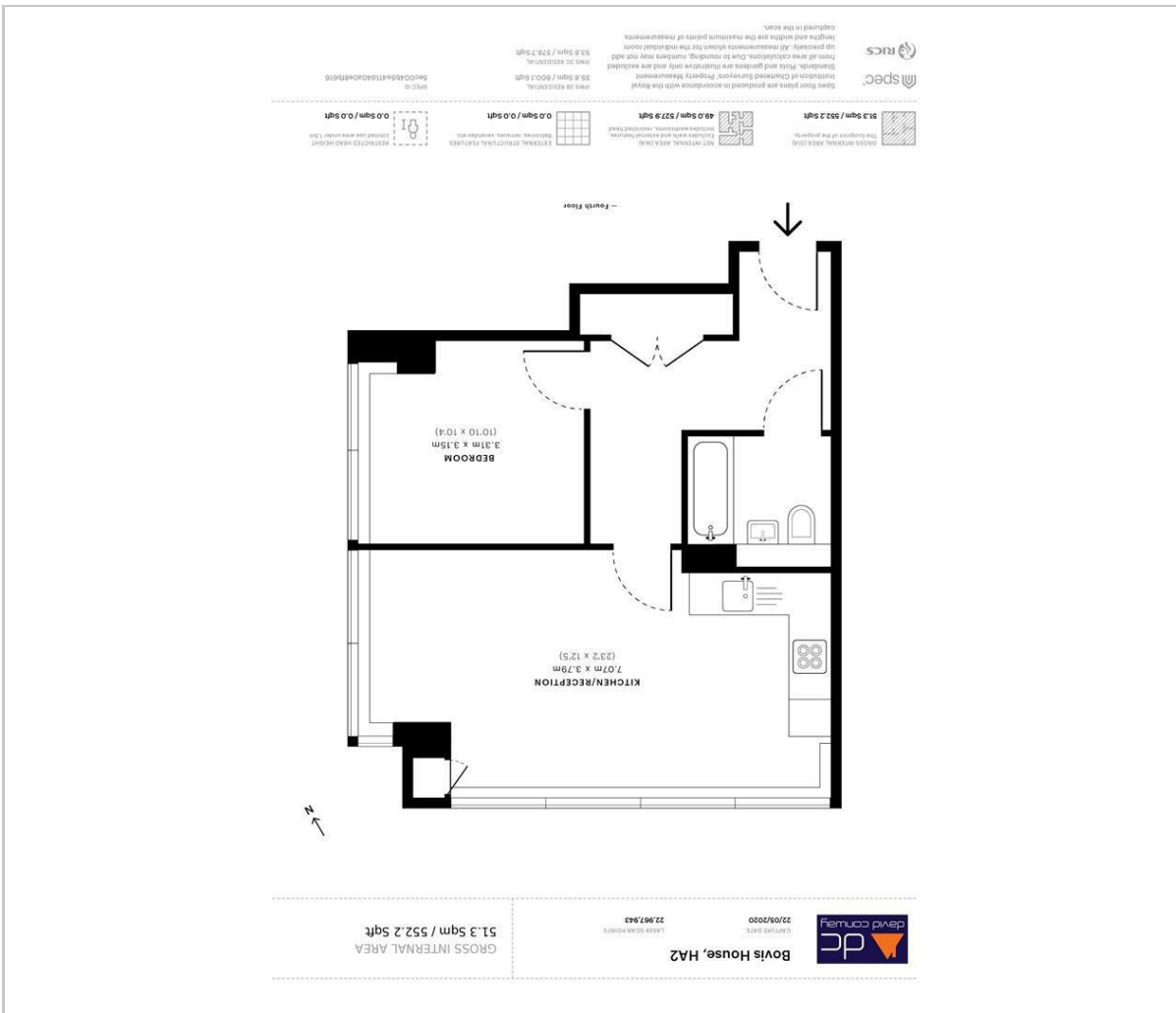


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

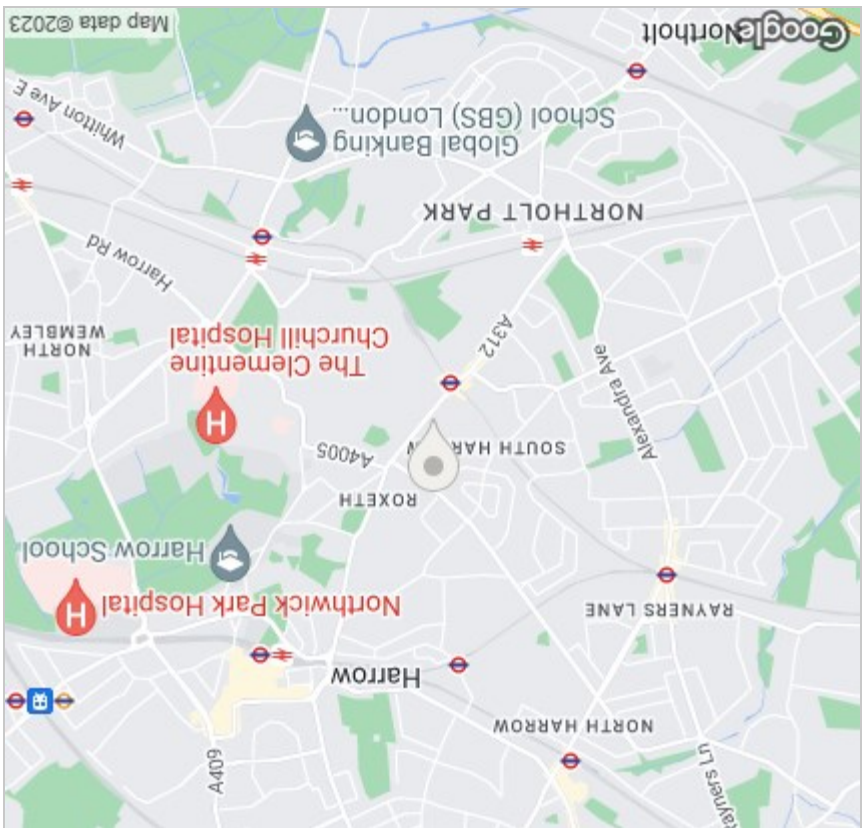
**Viewing**

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.



Energy Efficiency Rating	
Current	Potential
80	80
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs A (92-100) Very energy efficient - lower running costs B (81-91) C (69-80) D (54-68) E (39-53) F (21-38) G (1-20)	

**Energy Efficiency Graph**



**Floor Plan**

**Area Map**



Bovis House, Northolt Road, South Harrow, HA2 0EG

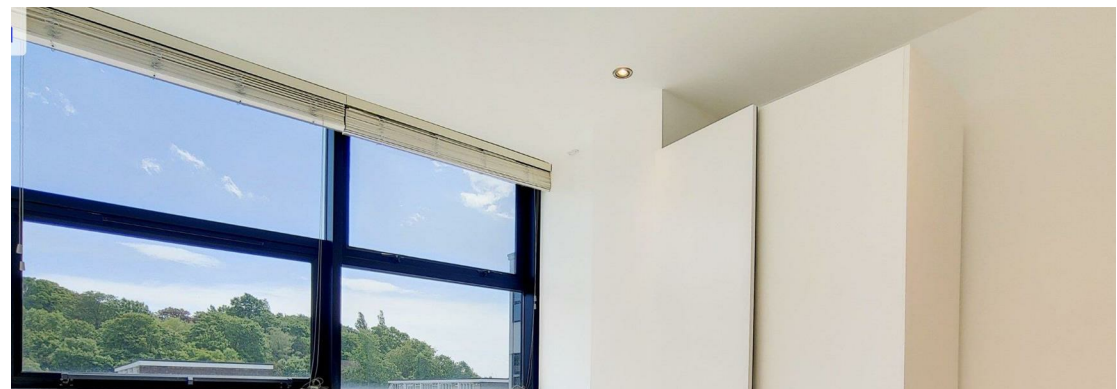
**Auction Guide £230,000**



## Bovis House, Northolt Road, South Harrow, HA2 0EG

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £230,000. This spacious one bedroom apartment is set just minutes from South Harrow Station providing access to central London. Ideal for buy to let investors and first time buyers the spacious interiors will achieve strong rents and make for comfortable living. We are booking viewings now.

- Luxury 4th Floor Apartment
- Modern Development Built 2015
- Open Plan Living Room/Kitchen
- Fully Tiled Bathroom
- 10'10 X 10'4 Bedroom
- Gas Central Heating
- Double Glazing
- Lift Access
- Leasehold 242 Years Remaining
- 200 Yards From Tube



### INTERNALLY

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £230,000. Modern luxury fourth floor large apartment (Approx 560 sq ft. The property has a communal ground floor entrance with a secure entry system. The apartment can be accessed via lift or stairs. This one bedroom, one bathroom apartment which benefits from a 23'2 x 12'5 living room with fully fitted modern open plan kitchen with integrated appliances including dishwasher and washing machine, the living space is dual aspect making it a lovely bright room. 10'10 x 10'4 bedroom. There is also a fully tiled family bathroom and spacious hallway with double cupboards. The block has gas central heating and is double glazed.

### LOCATION

Bovis House is located on Northolt Road just 2 minutes walk to Waitrose, 3 minutes to South Harrow's main thoroughfare with shops including Aldi, restaurants and convenience stores. Just a couple of hundred yards to South Harrow Piccadilly line,

### ADDITIONAL INFORMATION

Leasehold 242 years  
Service Charge - £1,790 per annum (Reviewed every January)  
Ground Rent - £300 per annum  
(all above 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.