



Eastcote Lane, Harrow, HA2 9AQ

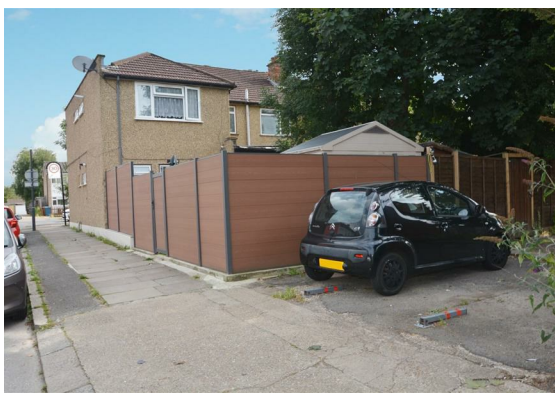
Auction Guide £175,000

Eastcote Lane, Harrow, HA2 9AQ

Being Sold via Secure Sale online bidding. Terms & Conditions apply - Starting Bid £175,000. This first-floor flat on Eastcote Lane, Harrow, HA2 9AQ, offers an excellent refurbishment opportunity with a chain-free sale and a share of freehold. It features one double bedroom, a reception room with a large bay window, a kitchen with a 3-year-old boiler, a good-sized bathroom, and potential for loft conversion. The property benefits from gas central heating, double glazing, an allocated off-road parking space, and a front garden area. Conveniently located near Alexandra Avenue's shops and amenities, and within walking distance to South Harrow and Northolt Park stations, this flat is being sold by online auction.



- First Floor Flat
- Chain Free
- One Double Bedroom
- Reception Room
- Kitchen
- Bathroom
- Gas Central Heating/Double Glazing
- Allocated off Road Parking Space
- Share of Freehold - Lease 87 years remaining
- Close To Shops



Council Tax Band: C

Leasehold - Share of Freehold



INTERNALLY

Being Sold via Secure Sale online bidding. Terms & Conditions apply - Starting Bid £190,000 . One bedroom first floor flat in need of refurbishment. Front door of property opens into lobby with doors to flats. Entrance door to flat opens onto stairs to first floor with doors to :- reception room with large bay window letting in lots of light, double bedroom, good sized bathroom, kitchen with 3 year old boiler. The property comes with a loft which could be converted into a room subject to all necessary consents. The property has gas central heating.

EXTERNALLY

The right hand side front garden belongs to the property, Allocated off road parking space at rear of property

LOCATION

Eastcote Lane is within a few minutes walk to Alexandra Avenue which has a number of local shops an amenities. Local transports links include South Harrow Underground Station 0.7 miles away and Northolt Park Station 0.8 miles away.

ADDITIONAL INFORMATION

Council Tax Band C £2,032.28

Share of freehold

Lease remaining 87 years

Ground Rent £50 per annum

(all as advised)

Auctioneers Additional Comments.

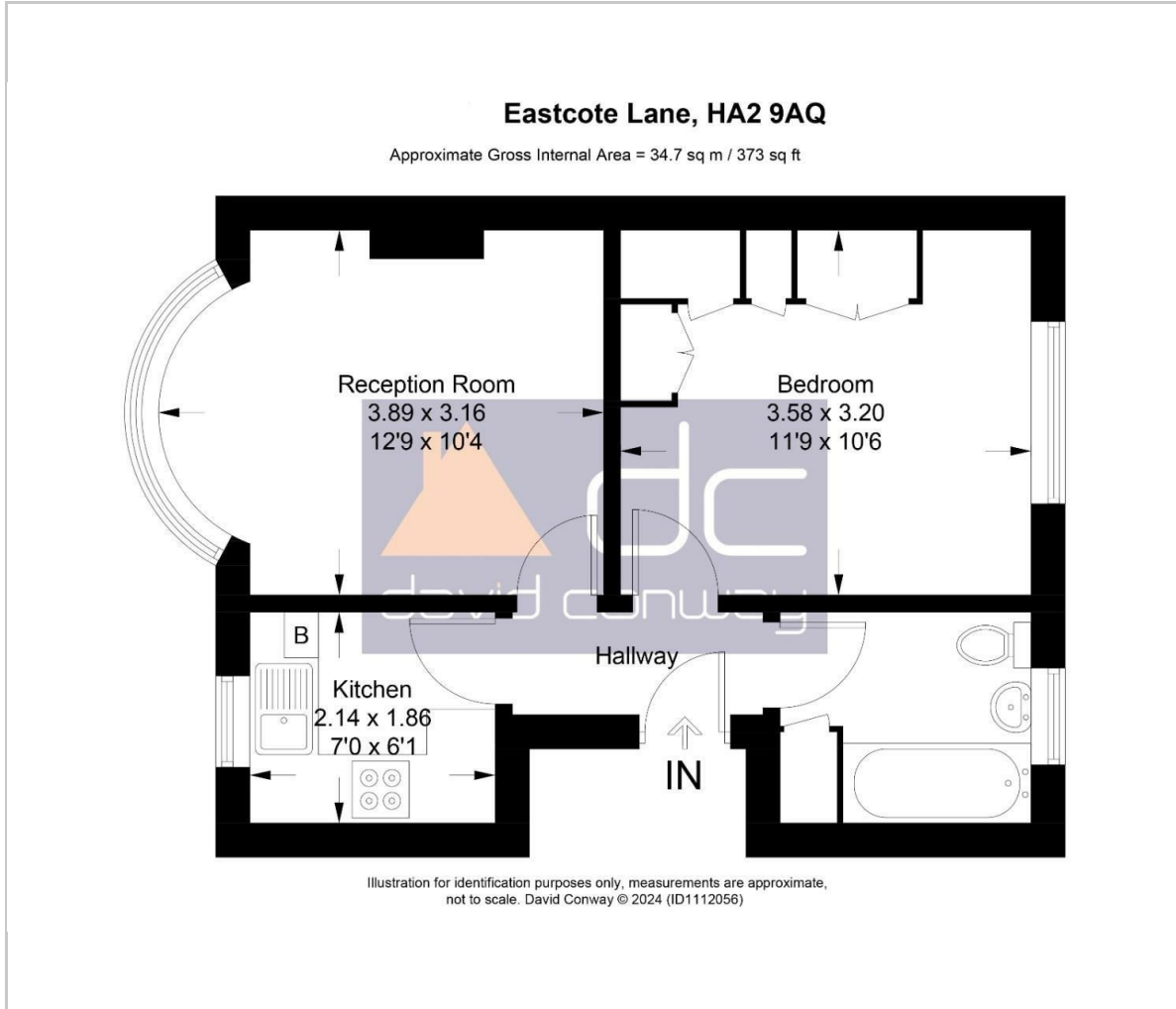
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership 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. 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



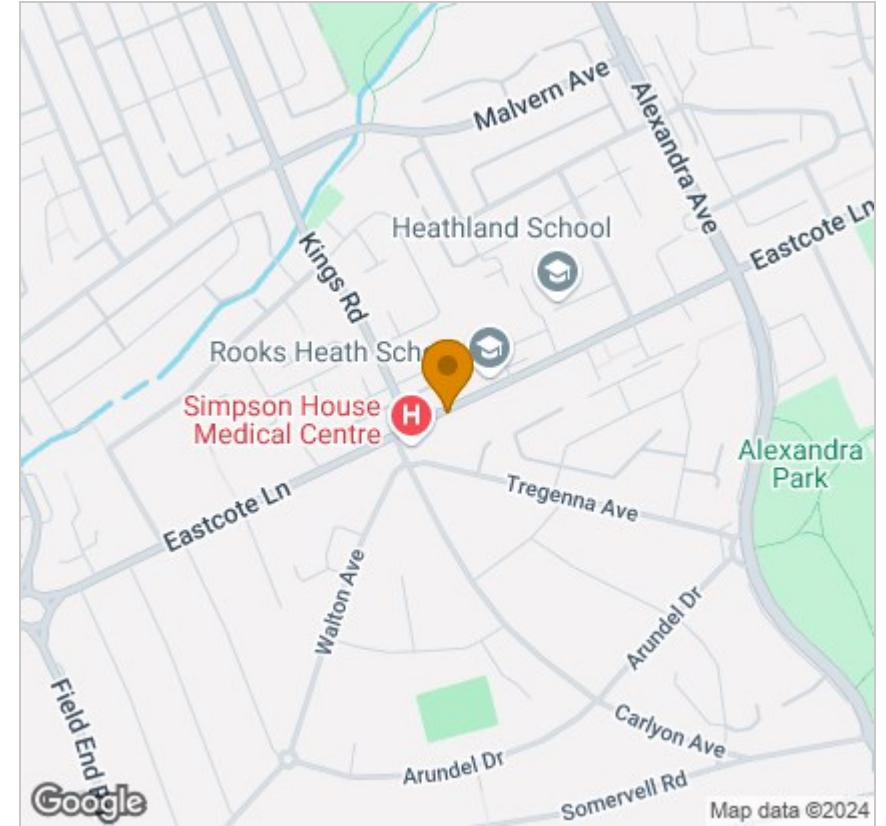
Viewing

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

