



Reading Road, Northolt, UB5 4PH

**Auction Guide £200,000**

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## Reading Road, Northolt, UB5 4PH

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £200,000 This rarely available one bedroom maisonette is marketed chain free and comes with it's own rear garden space. The maisonette is located within a five minute walk of Northolt Park overground Station and ten minutes from Northolt Central Line Station.

- First Floor Maisonette
- Online Auction - Sold via 'Secure Sale'
- Reception Room
- Kitchen With Access To Garden
- One Double Bedroom
- Bathroom
- Rear Garden
- Close To Local Shops and Station
- Immediate 'Exchange Of Contracts' Available
- No Stamp Duty\*



**Council Tax Band: B**

**Leasehold**



## INTERNALLY

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £200,000 - Front door opens onto stairs to first floor, doors from hallway lead to lounge with feature fireplace and front aspect bay window. Kitchen with matching wall and base units, 1 ½ bowl stainless steel sink and drainer unit, built under oven with gas hob and extractor over, wall mounted combi boiler and rear aspect window and glazed door opening onto platform with steps leading down to the garden. Double bedroom with rear aspect window. Shower room with shower enclosure, WC, pedestal wash basin and obscured glass window.

## EXTERNALLY

Garden, on street parking.

## LOCATION

Located approximately 0.2 miles from Northolt Park British Railway Station with local shops and approximately three quarters of a mile to South Harrow's busy shopping centre with Piccadilly Line Tube. Local schools include Petts Hill Primary School 0.4 miles away, Greenwood Primary School 0.3 miles away, Wood End Infant School 0.4 miles away and Wood End Academy 0.6 miles away. Wood End West Recreational Ground is under a five minute walk away.

## ADDITIONAL INFORMATION

\*Except for second home purchases

Council Tax Band B - £1,349.82

Leasehold with 77 years remaining

Ground Rent £100 per annum rising to £200 in approx two years.

(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.

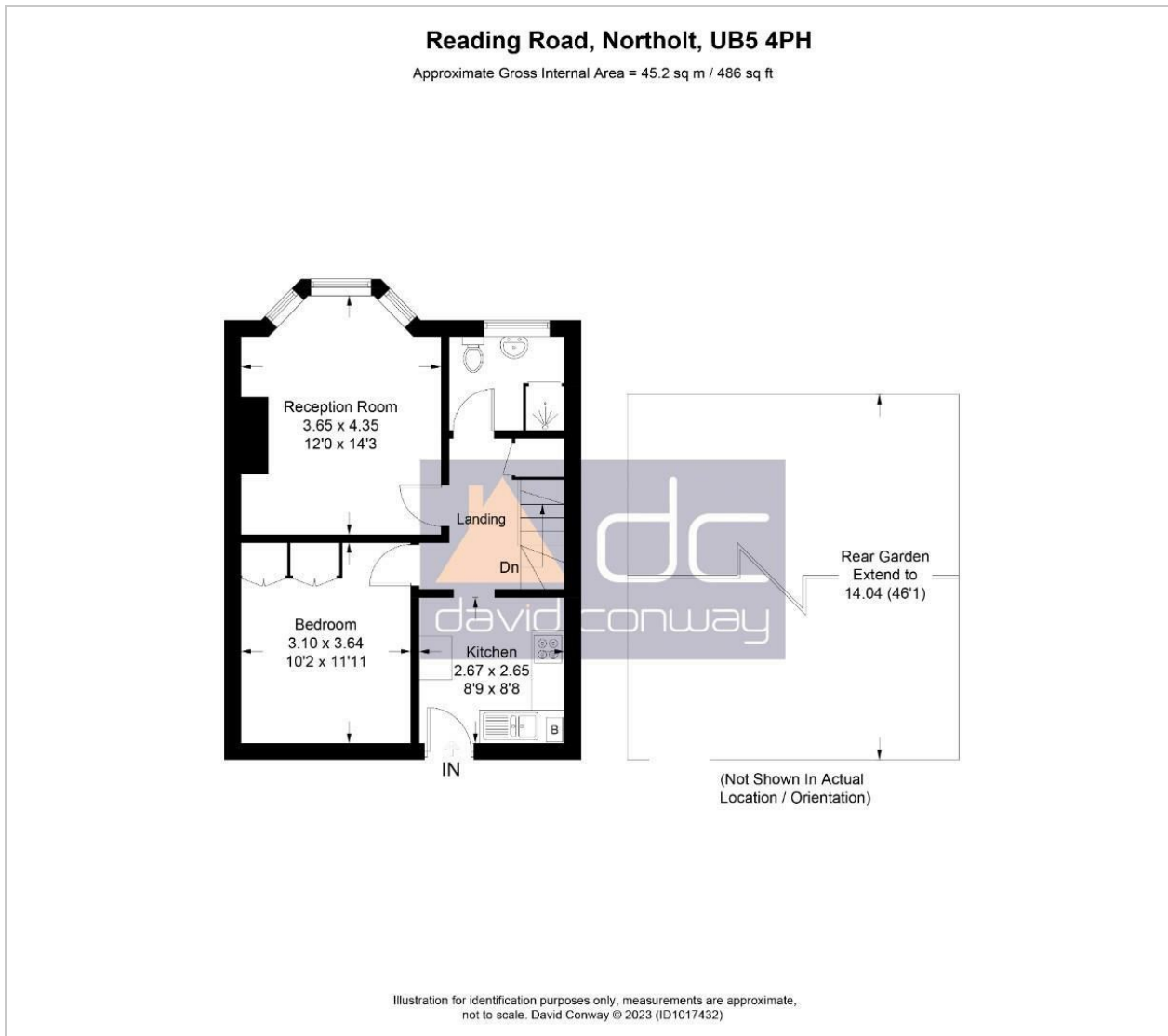
Auctioneers Additional Comments.

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. 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



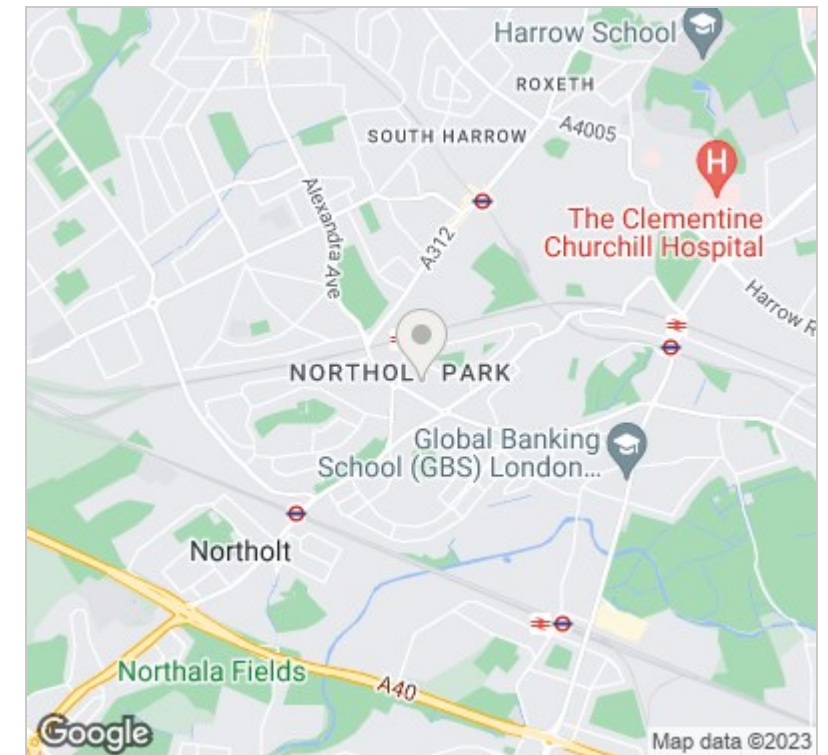
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	50	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	