



Bovis House, Northolt Road, Harrow, HA2 0EG

Auction Guide £300,000



142 Northolt Road

Harrow, HA2 0EG

- Fourth Floor Apartment
- Open Plan Living Room
- Modern Bathroom
- Leasehold 240 Years Remaining
- Immediate 'exchange of contracts' available
- Two Double Bedrooms
- Open Plan Kitchen
- En-Suite Shower Room
- Allocated parking bay.
- Being sold via 'Secure Sale'

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £300,000
 This modern two-bedroom apartment in Bovis House is perfect for first-time buyers and investors. The fourth-floor property features two double bedrooms, a master en-suite, a bright open-plan living area, a fully fitted kitchen, and a modern bathroom. Benefits include gas central heating, double glazing, lift access, a secure entry system, and an allocated parking bay. Just a 3-minute walk to South Harrow Station (Piccadilly Line), it offers quick links to Central London and Heathrow, plus bus routes and easy access to the A40, M25, and M1. Local amenities include Waitrose, Aldi, restaurants, and Harrow Town Centre, while parks and top-rated schools, such as Whitmore High and St Anselm's Primary, make it ideal for families and professionals. With strong rental demand, this is a great investment or home opportunity. Arrange a viewing today!



INTERNALLY

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £300,000. This two-bedroom apartment offers a spacious and functional layout, perfect for modern living. The master bedroom is generously sized with built-in wardrobes and features an ensuite bathroom with an enclosed shower unit, wall hung sink, and WC. The second bedroom is also well-proportioned. A separate main fully tiled bathroom includes a tiled enclosed bathtub, WC, wall hung sink and heated towel rail. There is an open plan reception/ kitchen which is efficiently designed and comprises of matching wall and base units, an electric hob with an extractor fan over, a built-in oven and integrated fridge freezer.

EXTERNALLY

Allocated parking bay.

LOCATION

Bovis House is located on Northolt Road just two minutes walk to Waitrose, three minutes to South Harrow Station and main thoroughfare with shops including Aldi, Iceland and a number of restaurants.

ADDITIONAL INFORMATION

Lease years remaining 240 years
 Service Charge £2,982.42 per annum
 Ground Rent £531.32 per annum
 Council tax band D - £2,395.86
 (all above as advised)

AUCTIONEER COMMENTS

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.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied

by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

Council Tax Band - D

Leasehold





Floor Plans



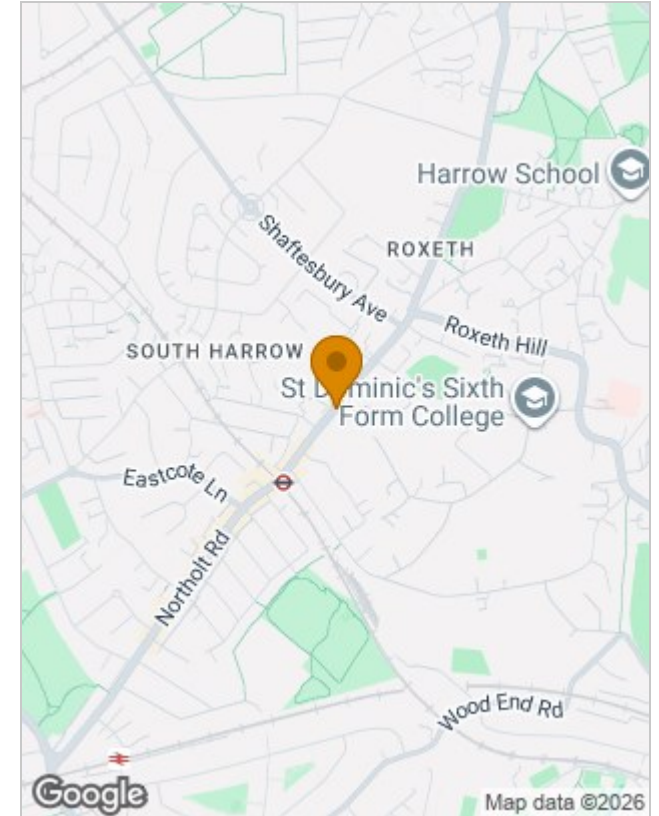
Viewing

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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

