

**6 WEEK COMPLETION**



The Property

**SITUATION**

Located close to the junction with Balmoral Road in this popular residential area conveniently situated for local shops, amenities and transport facilities with South Harrow (Piccadilly Line) and Northolt Park (Main Line) stations being within close proximity.

**PROPERTY**

An **Unmodernised 3 bed Semi-Detached House (See Note)** with part UPVC double glazing planned on ground and first floors together with a **Rear Garden** which can also be accessed from a rear service road.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with FULL VACANT POSSESSION**

**Unmodernised 3 Bed House with Potential (See Notes 1 & 2)**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS BORD**

**ACCOMMODATION\***

**Ground Floor:**

Front Room	13'8" × 13'10"
Rear Room	10'10" × 8'5"
Kitchen	9'1" × 5'1"

**First Floor:**

Bedroom 1	12'6" × 13'0"
Bedroom 2	9'9" × 8'11"
Bedroom 3	7'0" × 7'11"
Bathroom	4'8" × 5'3"

Separate WC

**Total GIA Approx 775 sq ft**

\*Room sizes to maximum points

**Note 1: There is potential to create a larger house by extending at the rear and into the loft, subject to obtaining the necessary consents.**

**Note 2: A Planning Application was submitted to Harrow Council (Ref: P/0133/13) on 19th March 2013 which would provide 1 × 1 bed flat and 1 × 2 bed flat.**

**We are advised the decision will be made on 1st May 2013 – Refer to Auctioneers for copy plans and planning outcome.**

**VENDOR'S SOLICITORS**

Ravi Solicitors – Tel: 020 8426 1178  
Ref: S. Ravi, Esq – Email: ravi@ravisolicitors.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £600 (including VAT) upon exchange of contracts