

**6 WEEK COMPLETION**



**SITUATION**

Located on the main A410 Uxbridge Road at the junction with Clamp Hill and Kenton Lane under ¼ mile from Stanmore Town Centre within this highly sought after residential area enjoying easy access to Hatch End, Bushey, Harrow and also the M1 (Junction 4).

**PROPERTY**

A **large first floor 1 bedroom flat** forming part of a luxury development of 14 flats built in 2009 enjoying 1 designated parking space via a secure gated entrance, Video entryphone, 10 person passenger lift, Gas Central Heating, Private Balcony, Communal Garden & Communal Roof Terrace.

**ACCOMMODATION**

**First Floor Flat – GIA Approx 715 sq ft**  
Entrance Hall with storage cupboard (housing Megaflow)

Cloakroom with low level WC

Lounge/Dining Room 13'2" x 19'4"

Kitchen with Aeg double oven and Hob, plus Dishwasher & Washing Machine 8'8" x 9'10"

Bedroom with built-in wardrobe 13'6" x 16'2"

En-Suite Shower Room with double shower cubicle & low level WC 7'5" x 7'8"

**Large 1 Bed Flat**

The Surveyors dealing with this property are **JONATHAN ROSS** and **SOPHIE TAYLOR**

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

**TENURE**

**Leasehold for a term of 125 years from 29th September 2008 at a current ground rent of £350 p.a. rising by £350 every 25 years (Plus share of Freehold).**

**Offered with FULL VACANT POSSESSION**



En-suite Shower Room

**VENDOR'S SOLICITORS**

Vyman Solicitors - Tel: 020 8427 9080  
Ref: Ms Jaymini Ghelani - Email: jaymini.ghelani@vyman.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 £350 (including VAT) upon exchange of contracts