



3 bed semi-detached house to buy in HA8

St. Margarets Road, Edgware, Middlesex, HA8 9UX

£550,000 Starting Bid

🏠 x3 🚗 x1 🚗 x2

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Three bed semi
- ✓ Shared Driveway
- ✓ Close To Tube
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

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london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Open house friday 12 june 3-4pm

A Three-Bedroom Semi-Detached family home, offered to the market chain free and presenting exceptional scope for enlargement and modernisation, subject to the usual planning consents. The property benefits from a generous rear garden, garage and shared driveway, while offering significant potential to extend both to the rear and into the loft space, creating a substantial family home tailored to individual requirements. Situated on a quiet residential turning, the property enjoys a highly convenient location within a short walk of Edgware Underground Station (Northern Line), providing excellent transport links into Central London. A wide range of local shops, supermarkets, restaurants and well-regarded schools are also within easy reach. An ideal purchase for families, investors and those seeking a property with outstanding potential in a sought-after location. Early

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £550,000

Property Type: Semi-detached house

Parking: On Street, Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Saint Margarets Road

Approximate Gross Internal Area = 1046 sq ft / 97.2 sq m
 Outbuilding = 158 sq ft / 14.7 sq m
 Total = 1204 sq ft / 111.9 sq m



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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