



3 bed flat to buy in HA5

Rayners Lane, Pinner, HA5 5ER

£215,000 Starting Bid

 x3  x1  x1

Tenure

Freehold

Property features

- ✓ Substantial Duplex Layout
- ✓ Three Generous Bedrooms
- ✓ Prime Rayners Lane Location
- ✓ Exceptional Transport Links
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £215,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Positioned in the vibrant heart of Rayners Lane, this exceptionally spacious three-bedroom duplex apartment offers an ideal balance of size, light, and everyday convenience. Accessed discreetly via Village Way, the property spans two upper floors, offering a generous, house-like layout above local commercial premises. Inside, expansive living spaces are complimented by three well-proportioned bedrooms, making it perfect for growing families or professional sharers seeking generous floor space. Living here puts absolute convenience at your doorstep: Rayners Lane Underground Station (Metropolitan & Piccadilly Lines) is just moments away for swift access into Central London, while an array of local shops, supermarkets, cafés, and restaurants are right outside your front door.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being

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.

Both the Marketing Agent and

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £215,000

Property Type: Flat

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

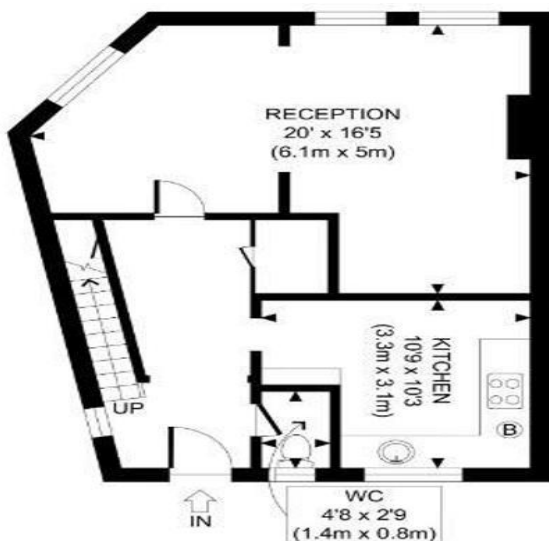
Water: Direct mains water

Water meter: No

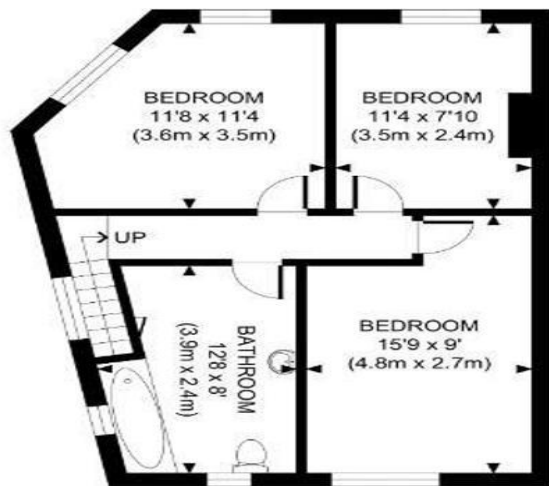
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 487 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 492 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 979 SQ FT/ 91 SQM

Rolfe East

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Rayners Lane, Pinner, HA5 5ER

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

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,
london@pattinson.co.uk, www.pattinson.co.uk**

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.

