



1 bed apartment to buy in HA0

Gauntlett Court, Wembley, Middlesex,
HA0 2PG

£225,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Residents parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ No Upper Chain
- ✓ New 180 Year Lease On
- ✓ Beautifully Presented Internally
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are pleased to present this beautifully maintained one-bedroom flat, offered to the market with no upper chain and the benefit of a brand new 180-year lease upon completion. The property features both front and rear balconies, a stylish modern bathroom, and a bright, airy reception room filled with natural light. Ample fitted storage is also provided throughout.

Gauntlett Court is a well-regarded purpose-built development tucked just off Harrow Road. Known for its generous proportions, the development is ideally positioned midway between Sudbury Town and Sudbury Hill (Piccadilly Line) stations, with Sudbury & Harrow Overground station also nearby. Excellent local bus links provide easy access to Greenford, Harrow, and Wembley, making this a convenient and well-connected location.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 180

Annual Service Charge Amount: £1,300.00

Price: Starting Bid £225,000

Property Type: Apartment

Parking: Residents

Year built: 1966

Construction materials: Brick and block

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: Yes

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

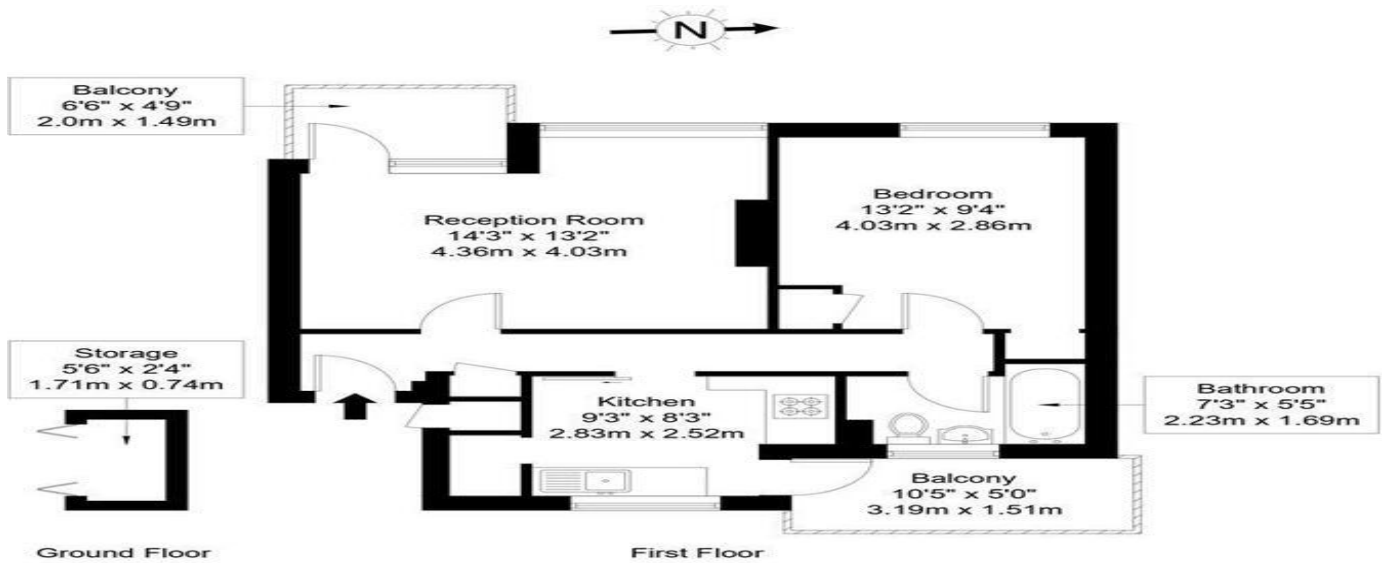
Gauntlett Court, HA0 2PG

Approx Gross Internal Area = 47.11 sq m / 507 sq ft

Balconies = 7.8 sq m / 84 sq ft

Storage = 1.27 sq m / 14 sq ft

Total = 56.18 sq m / 605 sq ft



Ref :

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright @ BLEUPLAN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(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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