



4 bed flat to buy in W13

29a Hastings Road, London, Greater London, W13 8QH

£475,000 Starting Bid

 x4  x1  x1

Tenure

Leasehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Sold Tenanted achieving £2400
- ✓ No Ground Rent or Service
- ✓ Long Lease
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ 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

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This charming, 4-bedroom flat, located in the heart of the vibrant city of London, is now available for sale via our secure online bidding forum – terms and conditions apply. This ResidentialSale property offers a delightful combination of comfortable living with the convenience of city life.

Housing three generously proportioned bedrooms, this property offers ample living space for families, couples, or individual residents seeking rooms for home offices or guest accommodations. The bedrooms are well-appointed with windows that allow plenty of natural light, adding a bright and airy feel to the entire flat.

At the heart of the flat is a spacious reception area, accommodating both relaxed entertainment and more formal gatherings. This versatile space can be adapted to cater to a variety of lifestyle needs and is perfect for hosting family and friends or simply winding down after a busy day.

The property also has a modern, well-maintained bathroom fitted with high-quality fixtures to ensure a relaxing bathing experience. The bathroom balances functionality with style, contributing to the overall appeal of the home.

This well-presented flat, with its homely atmosphere and modern conveniences, is ideal for those who crave the city lifestyle while still seeking privacy and a sense of place. Being sold via secure online bidding, potential buyers are afforded a straightforward, transparent purchasing process, making the venture into the London property market a promising endeavor. Generate interest quickly – this property won't be on the market long.

Please note that the property is currently being sold with sitting tenants paying 2400 PCM

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 146

Price: Starting Bid £475,000

Property Type: Flat

Parking: On Street

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

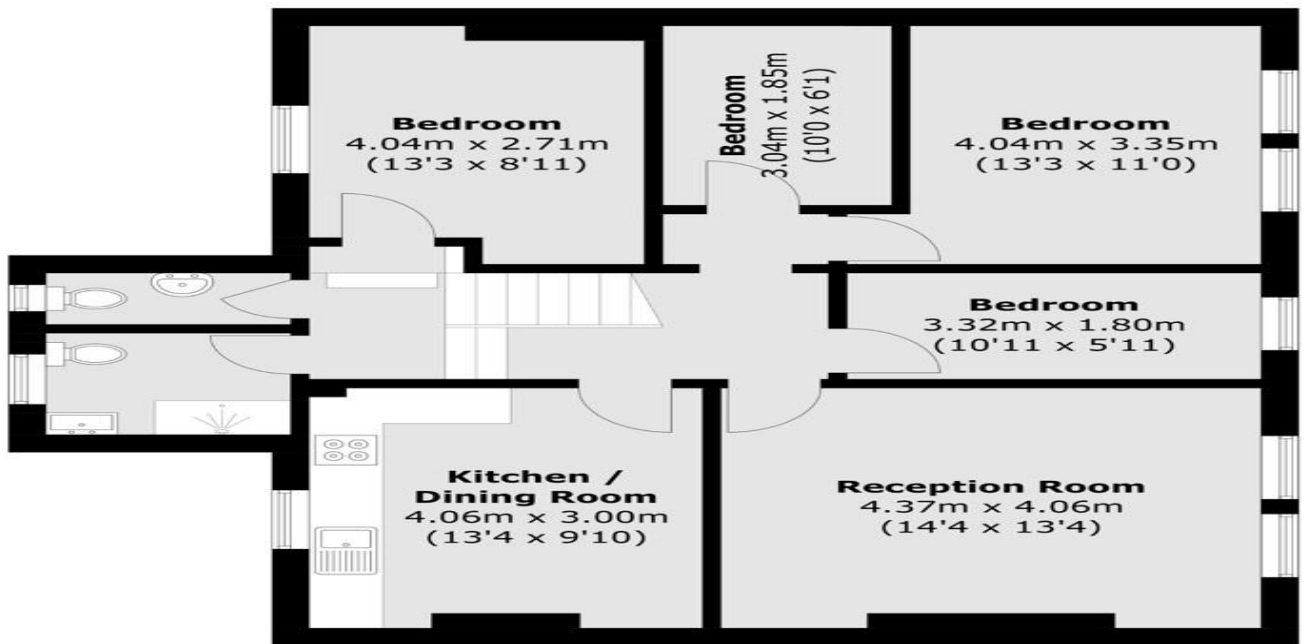
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Ground Floor



First Floor

Total area (approx.): 86.5 sq. m (931.1 sq. ft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	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

29a Hastings Road, London, Greater London, W13 8QH

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.

