

1 bed flat to buy in UB5

Waxlow Way, Northolt, Middlesex, UB5 6FW

£175,000 Starting Bid

x 1 x 1 x 1

Tenure

Leasehold

Property features

- Being sold via 'Secure Sale'
- Immediate 'exchange of contracts' available
- Tenant in situ – generating £1,375
- Private Outdoor Terrace
- EPC Rating C

Key Information

- Council Tax: Band C
- EPC Rating: C
- 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 £185,000

Investment Opportunity – One-Bedroom Apartment with Tenant in Situ

SAB Estates are pleased to present this well-maintained one-bedroom first-floor apartment, offered for sale by auction with a tenant in situ, generating an immediate rental income of £1,375 per calendar month.

Located within the sought-after Grand Union Village development in Northolt, the property comprises a spacious double bedroom, a bright and airy reception room with direct access to a private private terrace, a separate modern fitted kitchen, a contemporary bathroom, and a useful storage/utility room. A generous entrance hallway further enhances the practical layout.

Further benefits include underground residents' parking, well-maintained communal grounds, and a convenient location with excellent access to the A40 and A312, together with regular bus links to Greenford, Northolt and Southall. A range of local shops, amenities and open green spaces are also within easy reach.

Generating £1,375 per calendar month from an established tenancy, the property presents an excellent opportunity for buy-to-let investors seeking immediate rental income. Offered chain free, this is an attractive addition to any investment portfolio.

Early enquiries are highly recommended.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 102

Annual Ground Rent Amount: £125.00

Annual Service Charge Amount: £1,896.00

Price: Starting Bid £175,000

Property Type: Flat

Year built: 2003

Construction materials: Brick and block

Roofing type: Flat

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

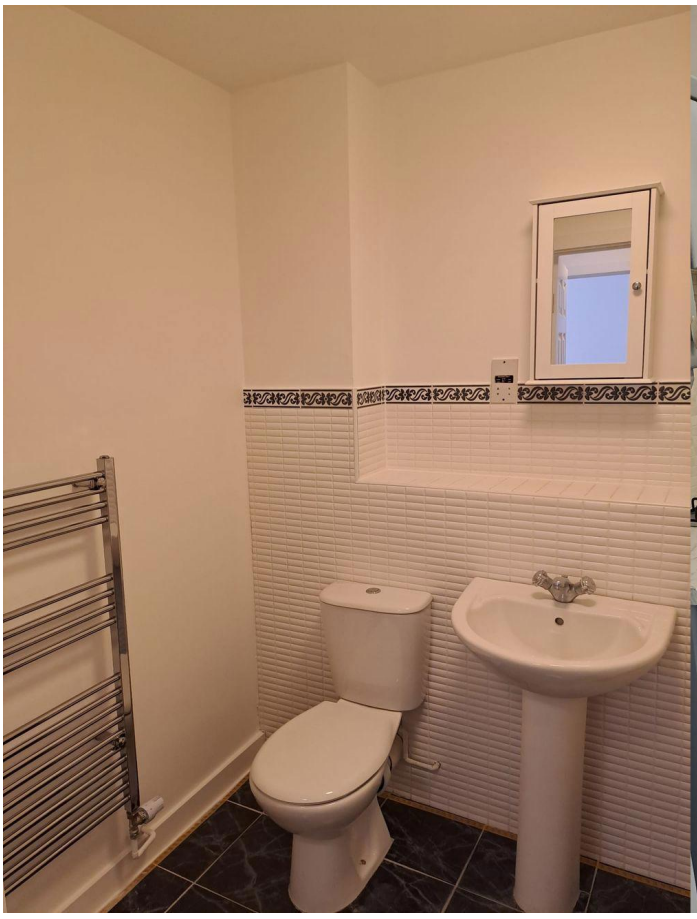
Heating: Gas

Electric: National Grid

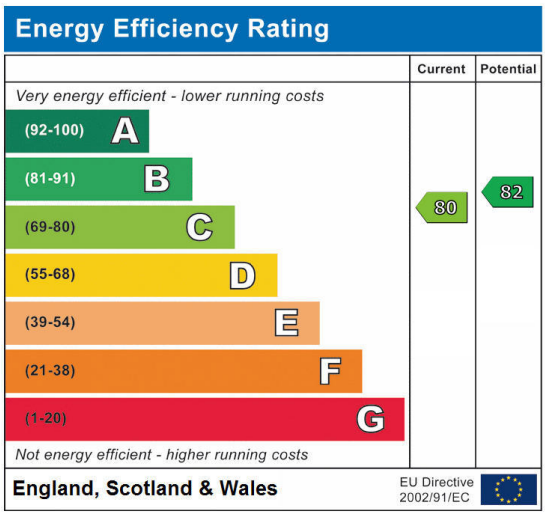
Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good







Waxlow Way, Northolt, Middlesex, UB5 6FW

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

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