



1 bed flat to buy in UB5

Waxlow Way, Northolt, Middlesex, UB5
6FW

£185,000 Starting Bid

 x1  x1  x1

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 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 £185,000

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

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**

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.

