



FEATURES

- Online auction date 15 & 16 October
- Sold on behalf of Joint Receivers
- Modern ground floor studio flat
- No chain
- Long leasehold - approx. 995 years
- Guide price £189,950+
- Good natural light
- Good facilities and amenities nearby
- EPC band B
- Sold with vacant possession

Guide Price: £189,950+

Ground floor studio flat

Flat 4, Edwin House
2 Accolade Avenue
Southall, UB1 1FS

OVERVIEW

For sale by online auction, a ground floor modern studio apartment which is sold with vacant possession.

The accommodation is well presented and neutrally decorated throughout. Floor to ceiling double glazed windows provide good natural light to the main living space.

The property is suitable for owner occupiers or investors and is sold with no chain.

Southall is situated in the West of London and the property can be located off the west of Accolade Avenue.

Southall station (Elizabeth Line) is approximately 0.5 miles to the east and a 10 minute walk from the property, providing easy access into central London.

Lot No.3

Auction date 15 & 16 October

Council Tax

The property is rated within council tax band B.

EPC

The property is rated within band B and expires on the 13th of December 2030 <https://find-energy-certificate.service.gov.uk/energy-certificate/9546-3900-4302-6350-9200>

Tenure

Long leasehold for a term of 999 years less 3 days from 1 July 2015.

Broadband Checker

<https://www.broadband.co.uk/checker/>

Legal Pack

<https://www.johnpye.auctiondocs.com/>

Flood Risk

<https://www.gov.uk/check-long-term-flood-risk>

Buyers Premium

3% (min. £4,500) inc. VAT

Viewings

Please contact John Pye Property by email at property@johnpye.co.uk or on 0115 9706060.

Disclaimer: John Pye Surveyors Limited trading as John Pye Property, a company incorporated and registered in England and Wales. Head and Registered Office; James Shipstone House, Radford Road, New Basford, Nottingham, NG7 7EA (Company Number; 15817491). John Pye Property for itself and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars have been prepared and issued in good faith and are set out as a general outline only for the guidance of intending purchasers and lessees and do not constitute part of that offer, contract or warranty. 2. Any information should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Any purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of all the information or suitability of the property. 3. Any areas, measurements, floor plans or distances given are approximate only. 4. John Pye Property have not made and investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. It is the responsibility of the purchaser to make its own enquiries. 5. None of the buildings services or service installations have been tested and are not warrantied to be in working order. 6. All prices and rentals are quoted exclusive of VAT. 7. Copyright in these particulars vests in John Pye Property. 8. John Pye Property nor any of their employees have and authority to make or give representation or warranty whatsoever in relation to the property.