

LOT  
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## 4 Hill House, Cavendish Avenue, Harrow HA1 3RD

**Guide Price: £215,000\***

### **TWO BEDROOM GROUND FLOOR MAISONETTE WITH A SHORT LEASE**



This two-bedroom ground floor maisonette with its own section of rear garden is located moments away from Sudbury Hill Underground Station (Piccadilly Line) and Sudbury Hill Harrow Railway and is close to local amenities on Greenford Road. Good transport links also serve the area including the A40 to London and the West & the A406 North Circular Road. The property benefits from double glazing and gas central heating although a certain amount modernisation is needed. The property has a short lease with 66 years remaining; this is reflected in the price. Please note that the property is also known to have some structural issues which may mean that this property may only be open to cash purchasers.

#### **ACCOMMODATION**

Ground Floor entrance hall, Reception, Bedroom 1, Bedroom 2, Bathroom, Kitchen & Share of Rear Garden

#### **TENURE**

Leasehold - approximately 66 years

#### **LOCAL AUTHORITY & TAX RATING**

Harrow Council - 020 8863 5611

Council Tax Band: C

#### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN