

**LOT
11****By order of the Executors**

9 Stamford Close, Harrow, Middlesex HA3 6DR

Guide Price **£185,000***

GROUND FLOOR TWO BEDROOM MAISONETTE WITH LARGE GARDEN AND GARAGE, REQUIRING MODERNISATION



The property is situated within a popular cul de sac off Elms Road. Numerous bus routes operate in the area providing access to neighbouring areas such as Harrow, Stanmore, Edgware and Hatch End. Good road links are nearby with easy access onto the A1, M1 and M25. Wealdstone town centre with its shopping facilities and main line station is within one mile and Harrow with its major facilities and London Underground station is within two miles. The property is a two bedroom ground floor maisonette that has a spacious private garden and a garage to the adjacent block. The property forms part of a 1960s development. It does have gas fired central heating and double glazing, although it is in need of a great deal of updating and modernisation throughout. This lot is sold with vacant possession.

ACCOMMODATION

Own Entrance, Lounge, Inner Hall, Bedroom One, Bedroom Two, Bathroom, Kitchen, Own Private Garden, Garage to Block.

TENURE

Leasehold. 99 years from 25th December 1963, thus approximately 42 years unexpired. The vendors will sign and assign a Section 42 notice between exchange and completion.

LOCAL AUTHORITY & TAX RATING

Harrow Council 020 8901 2600
Council Tax Band: D

VIEWING TIMES

By appointment through the Auctioneers. All viewings will be subject to Government Covid-19 guidelines.

STARTING BID**FINAL BID****NOTES** SOLD UNSOLD SOLD PRIOR WITHDRAWN