

Rolfe East



Ferrymead Avenue, Greenford, UB6 9TL

Auction Guide £750,000 Guide Price

- Two large detached bungalows for sale by auction
- Immediate 'exchange of contracts' available
- Circa 4500 sqft of accommodation
- Freehold
- Being sold via 'Secure Sale'
- 1 x 4 bed detached & 1 x 3 bed detached
- Superb Investment opportunity
- Must be viewed

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £750,000

A fantastic and unique opportunity to buy TWO spacious detached bungalows on a large plot of land, under the same freehold, making this an ideal investment opportunity or for large/growing families. The bungalows are both spacious, and well designed and could lend to further extension potential (subject to gaining consents) and has had previous consents for apartments. Ferrymead Avenue is located in this sought after Greenford neighbourhood, and is within easy reach of Greenford Broadway, excellent transport links and well-regarded local schools.

Front Bungalow.

Accommodation comprises four bedrooms, one with an en-suite, a fully fitted modern open-plan kitchen, a separate utility room with side access to the garden, a spacious lounge, family bathroom to the ground floor. To the first floor, a double bedroom with an en-suite & walk-in wardrobe. The bungalow has a driveway which can fit up to 3 cars. It has a extension at the back which can be used as a conservatory, office etc. This property is furnished with modern high-spec throughout.

Rear Bungalow:

This property has 3 double bedrooms, one with en-suite, a family bathroom and a separate WC. To the basement, it has a large living room with a mezzanine, an open-plan kitchen with a dining area and a separate utility room located next to the kitchen. This property is furnished with modern high-spec throughout.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

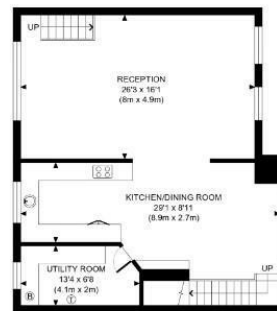
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1758 SQ FT



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 698 SQ FT



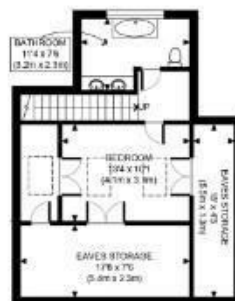
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1176 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 2074 SQ FT/ 193 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 548 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 324 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2308 SQ FT/ 214 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 2082 SQ FT/ 193 SQM

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PROPERTY PHOTO PLANS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	79
England & Wales	EU Directive 2002/91/EC	

