



Alexandra Avenue  
South Harrow, HA2

Guide price £600,000



# Alexandra Avenue

South Harrow, HA2

A well-presented extended semi-detached home featuring an open plan lounge kitchen, well maintained garden and a converted garage, conveniently located close to excellent transport links. The property is offered for sale via the Modern Method of Auction, operated by iamsold Limited.

This spacious three/four-bedroom freehold home is located on a quiet residential road and features a private driveway, a large rear garden ideal for outdoor living. The ground floor offers an extended bright living room, an open-plan kitchen and dining area, a utility room for added practicality. Upstairs includes three well-proportioned bedrooms, a family bathroom and a separate WC. Conveniently located near well-regarded schools, parks, shops and transport links, the property offers flexible living space and strong appeal as a long-term family home.

### Auctioneer Comments:

This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

**Bedroom**  
13'8" x 11'10" (4.17 x 3.63)

**Living Room**  
12'11" x 17'7" (3.96 x 5.38)

**Kitchen/Dining Area**  
11'5" x 26'3" (3.50 x 8.02)

**Utility Room**  
18'9" x 6'9" (5.72 x 2.06)

**Bathroom**  
5'0" x 7'0" (1.54 x 2.15)



**woodward**  
Estate Agents

**woodward**  
Estate Agents



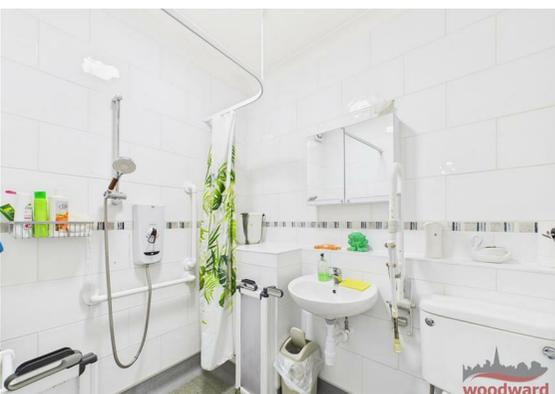
**Bedroom**  
12'11" x 10'5" (3.94 x 3.20)

**Bedroom**  
13'8" x 10'9" (4.17 x 3.29)

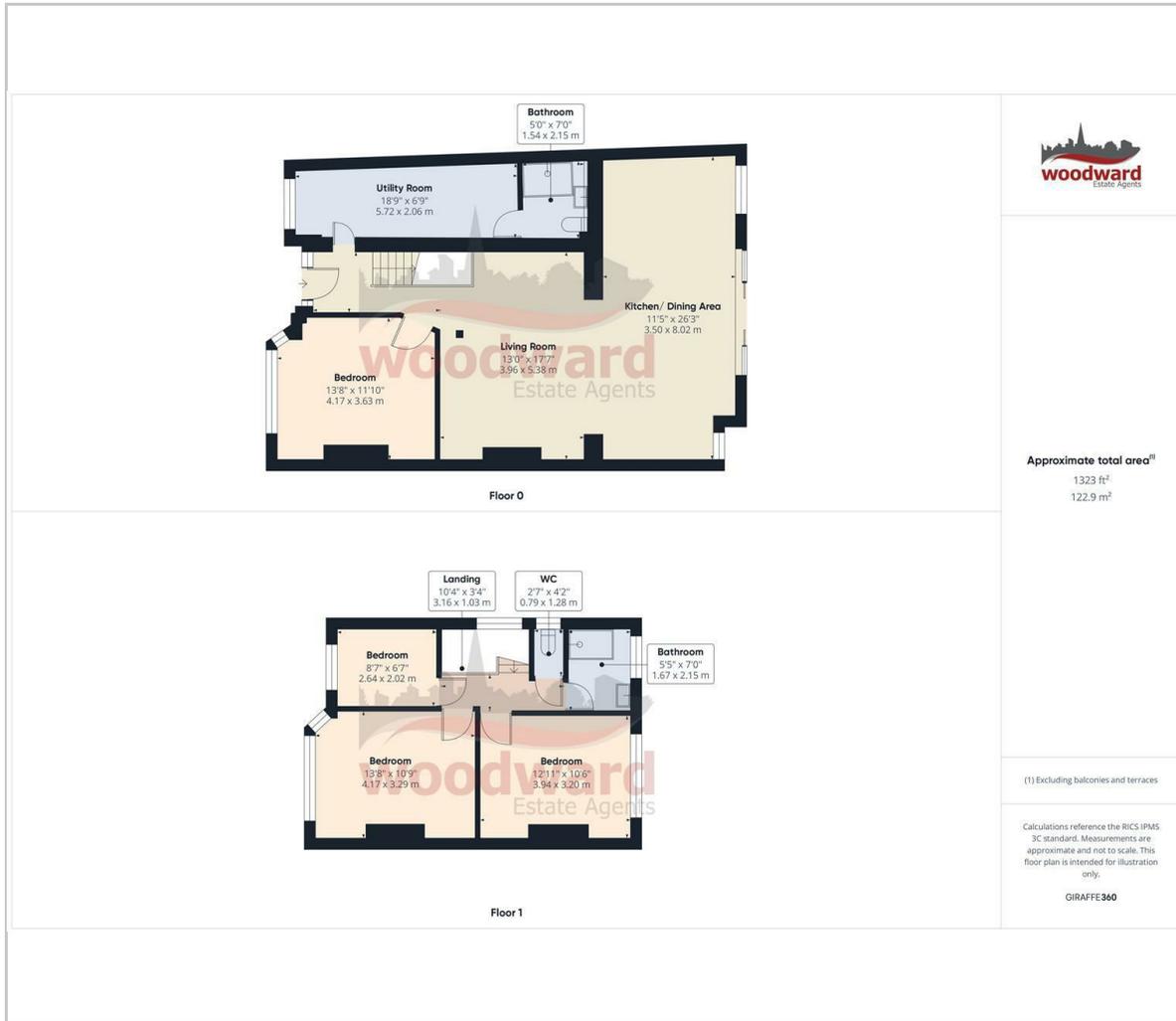
**Bedroom**  
8'7" x 6'7" (2.64 x 2.02)

**Bathroom**  
5'5" x 7'0" (1.67 x 2.15)

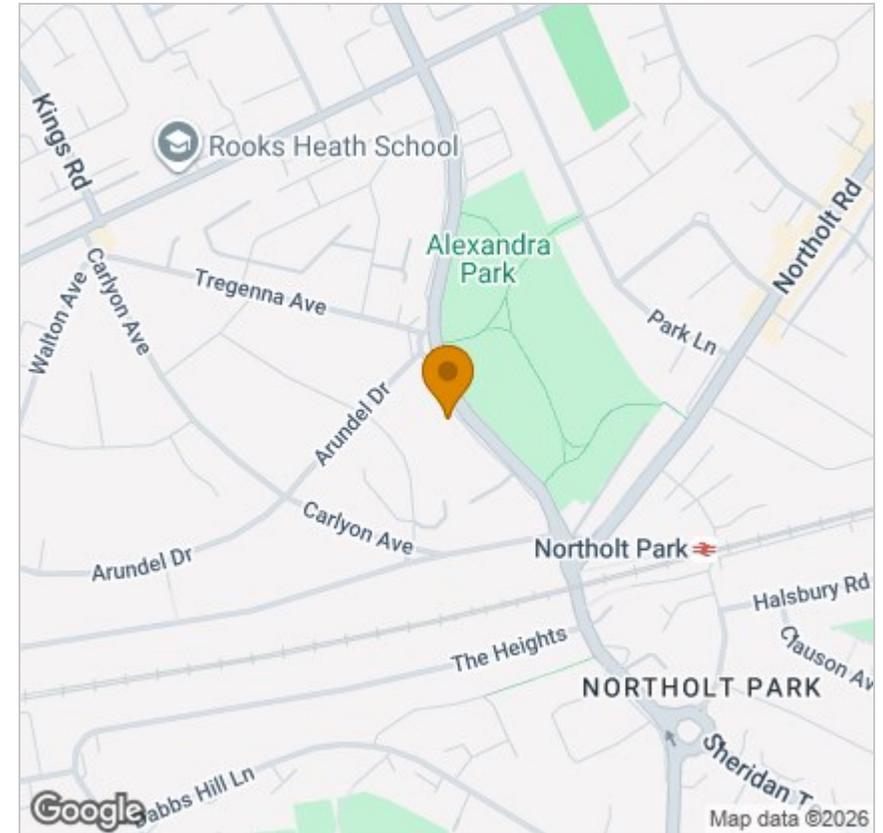
**W/C**  
2'7" x 4'2" (0.79 x 1.28)



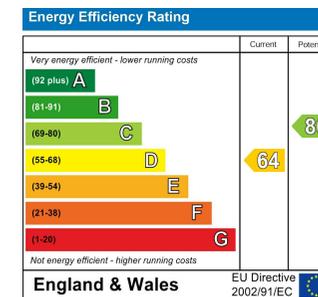
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Woodward Estate Agents Office on 020 8864 8844 if you wish to arrange a viewing appointment for this property or require further information.

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.

The Old Fire Station 90 High Street, Harrow-on-the-Hill, Middlesex, HA1 3LP  
Tel: 020 8864 8844 Email: [info@woodward.co.uk](mailto:info@woodward.co.uk) <https://www.woodward.co.uk>