



## SITUATION

Located within this prominent parade, setback from Northolt Road, amongst a variety of local traders and nearby Northolt Park Rail Station (Mainline) and an **Asda Supermarket**.

South Harrow is a popular suburb situated 10½ miles north-west of central London benefitting from good road links via the A40 (Western Avenue) providing access to the M25.

## PROPERTY

Forming part of a mid-terraced building comprising a **Self-Contained 3 Bed Flat** planned over first and second floors, which is accessed via the rear of the building and benefitting from gas central heating, laminate flooring and uPVC double glazed windows.

**VAT is NOT applicable to this Lot**

## ACCOMMODATION (measurements to maximum points)

### First Floor

Living Room	22'2" x 11'9"
Kitchen	12'1" x 9'9"

### Second Floor

Bedroom 1	10'3" x 7'1"
Bedroom 2	11'6" x 12'1"
Bedroom 3	12'1" x 9'11"
Bathroom/WC	7'5" x 5'2"

**GIA Approx. 810 sq ft**

## TENURE

**Leasehold for a term of 999 years from 5th January 1981 at a Peppercorn ground rent.**

**Offered with VACANT POSSESSION**

**Note: The flat was previously let until November 2018 at £17,400 p.a. (£1,450 pcm).**

# Vacant 3 Bed Flat

The Surveyors dealing with this property are  
**Joshua Platt** and **Steven Grossman**

For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page

## Vendor's Solicitors

Courtney Smith & Co  
Tel: 020 8868 7636 Ref: Sumith Dabrera  
Email: sumith@courtneysmithsolicitors.com