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SITUATION

Located in this residential suburb 1½ miles south of Harrow town centre, adjacent to both Sudbury Hill Underground & Mainline Stations.

PROPERTY

An ex Network Rail estate comprising **2 large strips of land totalling an area of approx. 6.95 Acres**. The site contains a mixture of commercial units and residential dwellings, of which 80 are houses.

ACCOMMODATION

Hartington Close	48 Houses and 16 Flats plus Thomas Hewlett House (sheltered/retirement flats) and Jem Patterson Court (Housing Association Flats)
Tyrell Close	32 Houses
135 Greenford Road	Office Building

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **The Mayor and Burgesses of the London Borough of Harrow** for a term of 999 years from 10th August 1972 at a peppercorn ground rent.

Note 1: In the early 1980's, the estate was developed by Harrow Council. Under the Council's Right to Buy Scheme, 69 properties have to date been sold off on 125 year leases from 1985 onwards.

Note 2: In 2017, No. 85 Hartington Close (91 years unexpired) bought in the freehold interest of their house and the Vendor received a payment of £1,000, net of costs.

Note 3: In 2019, No. 9 Tyrell Close (105 years unexpired) and No. 10 Tyrell Close (92 years unexpired) also bought in their freeholds and the Vendor received £1,000 on each transaction, both net of costs.

Note 4: Ealing Council paid £500 net of costs in 2018 for a Licence for Alterations in respect of the Station footpath ramp.



Hartington Close



Tyrell Close



Jem Patterson Court



No 135 Greenford Road

Ground Rent Investment

The Surveyors dealing with this property are
Jonathan Ross 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 £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**

Vendor's Solicitors

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