



SITUATION

Located on the west side of Watford Road, close to the junction with Sudbury Court Drive and the John Lyon roundabout in this well established parade.

North Wembley Station (Bakerloo and Lioness Lines) and Sudbury & Harrow Road Station (Chiltern Railways) are both under 1 mile away. Northwick Park and Elmwood Park are within walking distance and Harrow town centre, with its multiple shopping facilities, is approx. 1½ miles to the north.

VAT is NOT applicable to this Lot

PROPERTY

Comprising an **HMO** on the entire first and second floors of this mid terraced building accessed from its own ground floor front entrance and currently divided into **5 Bedsits (4 with their own Shower/WC)** and each benefitting from uPVC double glazing and gas central heating. In addition, the property includes a communal Kitchen on the first floor.

Note: Refer to the Auctioneers for the internal photos.

TENURE

Leasehold for a term of 999 years from 21st March 2017 at a peppercorn ground rent.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Rental	Remarks
Bedsit 1 (First Floor)	1 Room plus Shower/WC	Individual	Periodic Tenancy	£8,904 (£742 pcm)	
Bedsit 2 (First Floor)	1 Room plus Shower/WC	Individual	Periodic Tenancy	£8,268 (£689 pcm)	
Bedsit 3 (First Floor)	1 Room plus Shower/WC	Individual	Periodic Tenancy	£9,600 (£800 pcm)	£800 Rent Deposit held.
Bedsit 4 (Second Floor)	1 Room (the Shower/WC is located off the second floor hall)	2 Individuals	Periodic Tenancy	£9,000 (£750 pcm)	£750 Rent Deposit held.
Bedsit 5 (Second Floor)	1 Room plus Shower/WC	Individual	Periodic Tenancy	£8,904 (£742 pcm)	
Total GIA Approx. 1,228 sq ft¹				Total: £44,676	

¹Area supplied by Vendor.



Plans not to scale and for identification purposes only.

£44,676 per annum

The Surveyors dealing with this property are
Steven Grossman and **Jonathan Ross**

Vendor's Solicitors

Ezran Law

Tel: 020 3114 2158 Ref: Stephen Koehne

Email: stephen.koehne@ezranlaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**