



SITUATION

Located close to the junction with Marlborough Hill in this densely populated residential area, almost opposite Harrow & Wealdstone Station (Overground & Bakerloo Line) and less than a mile north of the multiple shopping facilities of Station Road and the St Ann's Shopping Centre.

Harrow is a thriving commercial hub located between Stanmore, Pinner and Wembley, with good road links to the A40, A406 and M1 and approx. 11 miles north-west of Central London.

PROPERTY

Located within this modern three storey purpose-built block comprising a **Self-Contained 2 Bed Flat** on the first floor.

The property benefits from:

- Gas central Heating
- uPVC Double Glazing
- Video Entry Phone
- Communal Garden area

ACCOMMODATION (measurements to maximum points)

First Floor Flat

Bedroom 1	16'4"	×	9'5"
Bedroom 2	14'2"	×	10'10"
Living Room	16'4"	×	13'7"
Kitchen	10'0"	×	8'0"
Bathroom/WC	7'10"	×	5'7"

GIA Approx. 824 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold (by way of an extension) for a term from 9th August 2024 to 26th January 2201 (thus having approx. 175 years unexpired) at a peppercorn ground rent.

TENANCY

The property is let on a **Periodic Tenancy (formerly an AST)** to an **Individual** at a **very low current rent** of **£9,600 per annum** exclusive (£800 pcm) (see Note 1).

Note 1: The tenant has been in occupation since 2012.

Note 2: Flat 44 Churchill Place (1 bed flat approx. 570 sq ft) sold in June 2025 for £228,000 (£400 per sq ft) (source: zoopla.co.uk).

Note 3: The service charge for 2025 was circa £800.

£9,600 per annum

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

Vendor's Solicitors

HCB Group
Tel: 020 8907 4366 Ref: Nichola Allen
Email: nicholaallen@hcbgroup.com

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'**

View from Development of Harrow and Wealdstone Station

