

Lot 18

43 Churchill Place,
Sandridge Close, Harrow,
Middlesex HA1 1XY

***Guide: £140,000**

1 Bed Flat – Gross Yield 10.7%
In the same family ownership for over 25 years
6 week completion



SITUATION

Located close to the junction with Marlborough Hill in this densely populated residential area, 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 1 Bed Flat** on the ground floor.

The property benefits from:

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

ACCOMMODATION (measurements to maximum points)

Ground Floor Flat

Bedroom	12'6"	×	10'6"
Living Room	17'0"	×	10'4"
Kitchen	12'7"	×	7'6"
Bathroom/WC	8'5"	×	5'0"

GIA Approx. 472 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold (by way of an extension) for a term from 14th May 2024 to 29th November 2202 (thus having approx. 176 years unexpired) at a peppercorn ground rent.

TENANCY

The property is let on a **Periodic Tenancy (formerly an AST)** to **2 Individuals** at a current rent of **£15,000 per annum** exclusive (**£1,250 pcm**).

£1,250 Rent Deposit held.

Note 1: 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 2: The service charge for 2025 was circa £800.

Note 3: Refer to the Auctioneers for the video tour of the property.

£15,000 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'**

