

Lot 19

69 Churchill Place,
Sandridge Close, Harrow,
Middlesex HA1 1XZ

***Guide: £125,000**

1 Bed Flat let on a very low rent – Gross Yield 7.7%
In the same ownership for over 15 years
6 week completion



SITUATION

Located close to the junction with Barons Road 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 second floor.

The property benefits from:

- Electric wall heaters
- uPVC Double Glazing
- Video Entry Phone
- Communal Garden area

ACCOMMODATION (measurements to maximum points)

Second Floor Flat

Bedroom	12'7"	×	10'6"
Living Room	17'0"	×	10'5"
Kitchen	12'7"	×	7'4"
Bathroom/WC	8'4"	×	4'11"

GIA Approx. 485 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold (by way of an extension) for a term from 17th July 2025 to 29th November 2202 (thus having approx. 176 years unexpired) at a peppercorn ground rent.

TENANCY

The property is let to **The Mayor and Burgesses of the London Borough of Harrow** on a 2 year lease from the 12th October 2023 at a **very low current rent of £9,600 per annum exclusive (£800 pcm) (see Note 1).**

Holding Over – The Landlord can terminate the lease on 6 months notice and the Tenant can terminate on 3 months notice.

Note 1: Flat 43 Churchill Place (1 bed) is currently let at £15,000 p.a. – see Lot 18 in this auction.

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.

Note 4: Refer to the Auctioneers for the video tour of the property.

£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'**

