



SITUATION

Located close to the junction of Horsenden Lane North at its intersection with Greenford Road in this popular mixed residential & commercial area only a short walk from Sudbury Hill Harrow Station (Overground & Piccadilly Line) and close to the large recreational space within Horsenden Hill.

Sudbury Hill is located between Greenford and Harrow, with good road links to the A40 Western Avenue and the A406 North Circular Road, approx. 10 miles north-west of Central London.

PROPERTY

Forming part of a semi-detached property comprising a purpose-built **Self-Contained 2 Bed Maisonette** at first floor level.

The property benefits from:

- Gas central Heating
- uPVC Double Glazing
- Private rear Garden area

ACCOMMODATION (measurements to maximum points)

First Floor Maisonette

Bedroom 1	12'8"	×	9'5"
Bedroom 2	9'8"	×	5'11"
Living Room	14'5"	×	10'1"
Kitchen	7'10"	×	5'2"
Bathroom/WC	6'2"	×	5'2"

GIA Approx. 459 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from 25th December 2000 (thus having approx. 99¼ years unexpired) at a fixed ground rent of £100 p.a.

TENANCY

The property is let on a **Periodic Tenancy (formerly an AST)** to **2 Individuals** at a current rent of **£11,400 per annum** exclusive (£950 pcm).

Note 1: The tenants have been in occupation since 2006.

Note 2: No 519 Oldfield Lane North (2 bed flat approx. 515 sq ft) sold in October 2020 for £305,000 (£592 per sq ft) (source: zoopla.co.uk).

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

£11,400 per annum

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

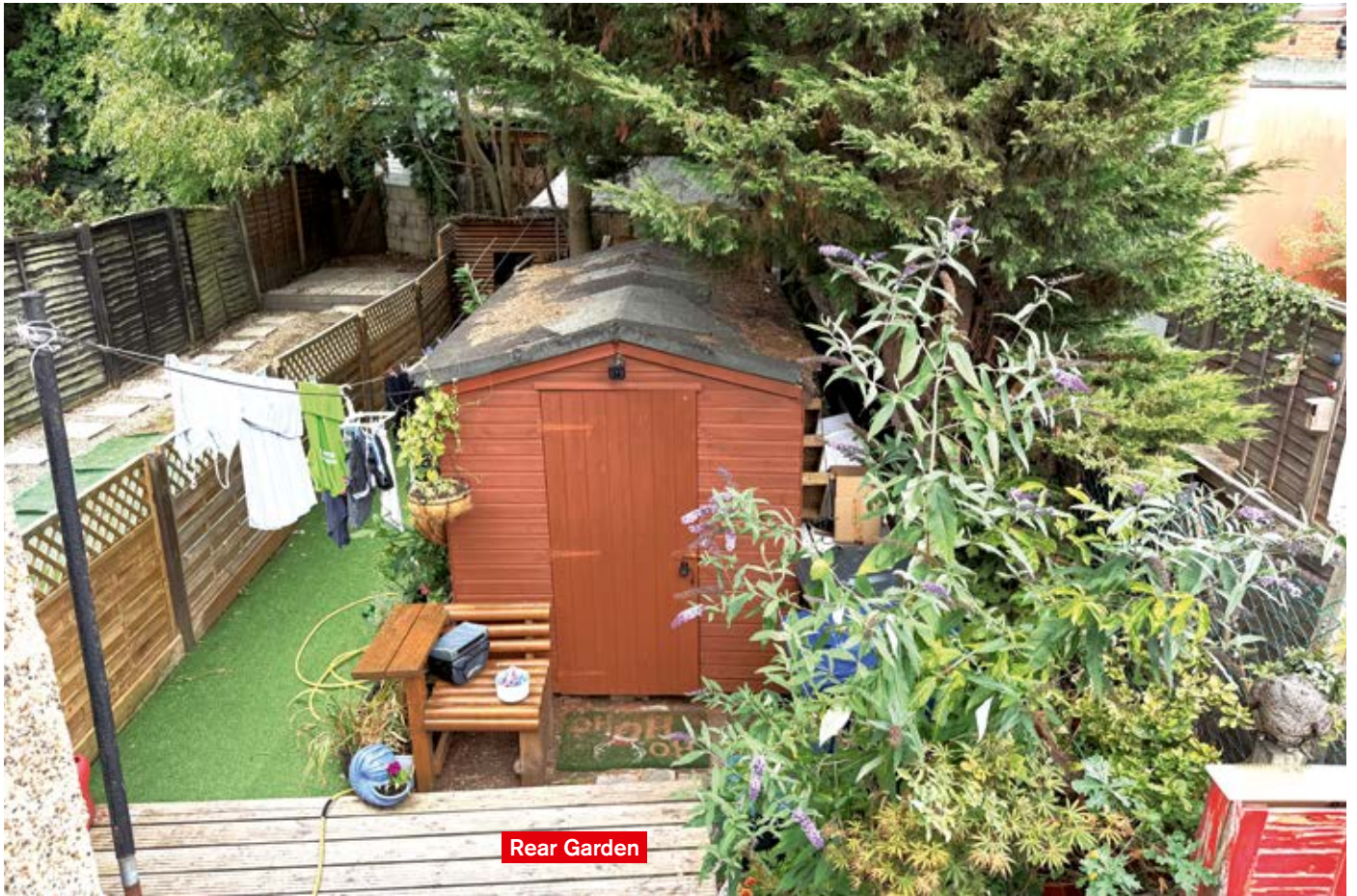
Vendor's Solicitors

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'**



Rear Garden