



SITUATION

Located at the junction of Gayton Road and St Johns Road in this highly sought after residential area only a short walk from both Harrow-on-the-Hill and Northwick Park Stations (Metropolitan Line) and less than 300 metres from 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 attractive modern purpose-built block comprising a **Self-Contained 1 Bed Flat** on the second floor.

The property benefits from:

- Gas Central Heating
- uPVC Double Glazing
- Entry Phone
- 1 Non-designated parking space
- Communal Garden area

ACCOMMODATION (measurements to maximum points)

Second Floor Flat

Bedroom	14'4" x 11'0" (plus store room)
Living Room	14'4" x 12'9"
Kitchen	11'5" x 7'1"
Bathroom/WC	9'2" x 6'1"

GIA Approx. 553 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years at a peppercorn ground rent.

TENANCY

The property is let on a **Periodic Tenancy (formerly an AST)** to an **Individual** at a current rent of **£16,200 per annum exclusive (£1,350 pcm).**

£1,350 Rent Deposit held.

Note 1: Flat 13 Wilton Place (2 bed flat approx. 840 sq ft) sold in May 2026 for £364,000 (£433 per sq ft) (source: zoopla.co.uk).

Note 2: Refer to the Auctioneers for the video tour of the property.

£16,200 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'**



Front Entrance

