



**SITUATION**

Located close to the junction with Blawith Road within this established town centre position, amongst a variety of local traders and nearby Harrow & Wealdstone Station (Bakerloo, Southern, Overground & London Midland Lines) and a **Large Tesco Superstore**.

Harrow is a popular residential and commercial area which lies approximately 11 miles north-west of central London.

**PROPERTY**

Forming part of a mid-terraced building comprising a second floor **2 Bed Self-Contained Flat** with a separate front access plus a secondary access at the rear via a communal balcony and staircase.

**VAT is NOT applicable to this Lot**

**ACCOMMODATION**

**Second Floor Flat**

Living Room/Kitchen	18'2" x 15'10" (L-shaped)
Bedroom 1	12'11" x 9'1"
Bedroom 2	12'7" x 8'6"
Bathroom/WC	5'7" x 5'7"

**GIA Approx. 525 sq ft**

**TENURE**

**Leasehold for a term of expiring 25th April 2116 (thus having approx. 98 years and 4 months unexpired) at a ground rent of £150 p.a. rising by £150 every 33 years.**

**Offered with VACANT POSSESSION**

**Vacant 2 Bed Flat**

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**VENDOR'S SOLICITORS**

Malcolm Dear Whitfield Evans - Tel: 020 8907 4366  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts