



SITUATION

Located within this popular residential area at the junction of Ivy Close and Eastcote Lane approx. 1 mile from South Harrow Underground Station (Piccadilly Line) and South Ruislip Overground Station. South Harrow lies approx. 10 miles north-west of central London with easy road access via the A40.

PROPERTIES

- **Lots 35 to 50 (Ivy Close)** – Each Lot comprises **2 Self-Contained Flats** within a semi-detached building (refer to Tenancy Schedules on the following pages).
- **Lots 51 to 53 (Eastcote Lane)** – Each Lot comprises **2 Self-Contained Flats** within a terraced building (refer to Tenancy Schedules on the following pages).

VAT is NOT applicable to these Lots

Each Lot is FREEHOLD

TENANCIES & ACCOMMODATION

Refer to Tenancy Schedules on the following pages.

Note 1: The Portfolio comprises of a number of reversionary leases with unexpired terms as short as 45½ years, as well as leases with periodically increasing ground rents.

Note 2:

- In accordance with s.5B of the Landlord and Tenant Act 1987, Notices were served on the lessees.
- The lessees of Lots 35–36 and 38–53 (18 Lots) have not reserved their rights of first refusal.
- The lessees of Lot 37 (5 & 6 Ivy Close) have reserved their rights of first refusal.
- These Lots cannot be sold prior to the auction.

Note 3: Recent lease extensions include:

Year	Unexpired Term	Premium paid by lessee
2017	80.3 years	£10,500
2017	76.0 years	£13,500
2017	58.5 years	£34,750
2017	58.7 years	£36,000
2017	58.2 years	£57,500
2018	58.2 years	£45,000

Note 4: No.10 Ivy Close sold in June 2018 for £327,000 and No. 28 Ivy Close sold for £300,000 in December 2018 (source: Rightmove).

Vendor's Solicitors

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