



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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Lot 35

1 & 2 Ivy Close, South Harrow,
Middlesex HA2 8RX

***Reserve below £10,000**

Ground Rent Investment
Completion 1st July 2019

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 1 (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	Approx. 99 years from 15th October 2004	£200	FRI Rent rises to £400 in 2029 and thereafter by a further £100 every 25 years. Valuable Reversion in approx. 84½ years.
No. 2 (Ground Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	99 years from 14th March 2003	£200	FRI Rent rises to £250 in 2023 and thereafter by a further £50 every 10 years. Valuable Reversion in approx. 82¾ years.
Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.				Total: £400	

Lot 36

3 & 4 Ivy Close, South Harrow,
Middlesex HA2 8RX

***Reserve below £70,000**

Ground Rent Investment
Completion 1st July 2019

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 3 (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	99 years from 25th December 1976	£50	FRI Rent rises to £75 in 2042. Valuable Reversion in approx. 56½ years.
No. 4 (Ground Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	99 years from 25th December 1965	£15	FRI Valuable Reversion in approx. 45½ years.
Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.				Total: £65	

Lot 37

5 & 6 Ivy Close, South Harrow,
Middlesex HA2 8RX

***Reserve below £10,000**

Ground Rent Investment
Completion 1st July 2019

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 5 (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	125 years from 11th March 2014	£250	FRI Rent rises to £350 in 2024 and thereafter by a further £100 every 10 years.
No. 6 (Ground Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	99 years from 8th August 2008	£300	FRI Rent rises to £350 in 2028 and thereafter by a further £50 every 10 years. Valuable Reversion in approx. 88¼ years.
Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.				Total: £550	

Lot 38

7 & 8 Ivy Close, South Harrow,
Middlesex HA2 8RX

***Reserve below £2,000**

Ground Rent Investment
Completion 1st July 2019

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 7 (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	189 years from 25th December 1976	£100	FRI Rent rises to £150 in July 2019 and thereafter by a further £50 every 10 years.
No. 8 (Ground Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	189 years from 14th July 1994	Peppercorn	FRI
Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.				Total: £100	

Lot 39

9 & 10 Ivy Close, South Harrow,
Middlesex HA2 8RX

***Reserve below £25,000**

Ground Rent Investment
Completion 1st July 2019

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 9 (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	99 years from 25th December 1975	£50	FRI Rent rises to £75 in 2041. Valuable Reversion in approx. 55½ years.
No. 10 (Ground Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	151 ½ years from 25th June 2014	Peppercorn	FRI
Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.				Total: £50	

Lot 40

11 & 12 Ivy Close, South Harrow,
Middlesex HA2 8RX

***Reserve below £50,000**

Ground Rent Investment
Completion 1st July 2019

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 11 (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	99 years from 25th December 1976	£50	FRI Rent rises to £75 in 2042. Valuable Reversion in approx. 56½ years.
No. 12 (Ground Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	99 years from 25th December 1975	£50	FRI Rent rises to £75 in 2041. Valuable Reversion in approx. 55½ years.
Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.				Total: £100	

Lot 41

13 & 14 Ivy Close, South Harrow,
Middlesex HA2 8RX

***Reserve below £10,000**

Ground Rent Investment
Completion 1st July 2019

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 13 (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	Approx. 99 years from 7th January 2008	£300	FRI Rent rises to £350 in 2028 and thereafter by a further £50 every 10 years. Valuable Reversion in approx. 87½ years.
No. 14 (Ground Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	99 years from 26th July 2002	£200	FRI Rent rises to £250 in 2022 and thereafter by a further £50 every 10 years. Valuable Reversion in approx. 82 years.
Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.				Total: £500	

Lot 42

15 & 16 Ivy Close, South Harrow,
Middlesex HA2 8RX

***Reserve below £25,000**

Ground Rent Investment
Completion 1st July 2019

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 15 (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	Approx. 173 years from 15th September 2014	Peppercorn	FRI
No. 16 (Ground Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	99 years from 25th December 1976	£50	FRI Rent rises to £75 in 2042. Valuable Reversion in approx. 56½ years.
Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.				Total: £50	

Lot 43

17 & 18 Ivy Close, South Harrow,
Middlesex HA2 8RX

***Reserve below £12,500**

Ground Rent Investment
Completion 1st July 2019

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 17 (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	99 years from 1st May 1996	£100	FRI Rent rises to £150 in 2029 and £200 in 2062. Valuable Reversion in approx. 76 years.
No. 18 (Ground Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	Approx. 166 years from 28th July 2016	Peppercorn	FRI
Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.				Total: £100	

Lot 44

19 & 20 Ivy Close, South Harrow,
Middlesex HA2 8RX

***Reserve below £40,000**

Ground Rent Investment
Completion 1st July 2019

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 19 (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	95 years from 25th December 1972	£25	FRI Valuable Reversion in approx. 48½ years.
No. 20 (Ground Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	Approx. 150¼ years from 3rd September 2014	Peppercorn	FRI
Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.				Total: £25	

Lot 45

21 & 22 Ivy Close, South Harrow,
Middlesex HA2 8RX

***Reserve below £60,000**

Ground Rent Investment
Completion 1st July 2019

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 21 (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	99 years from 25th December 1976	£100	FRI Rent rises to £150 in 2042. Valuable Reversion in approx. 56½ years.
No. 22 (Ground Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	99 years from 25th December 1976	£50	FRI Rent rises to £75 in 2042. Valuable Reversion in approx. 56½ years.
Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.				Total: £150	

Lot 46

23 & 24 Ivy Close, South Harrow,
Middlesex HA2 8RX

***Reserve below £30,000**

Ground Rent Investment
Completion 1st July 2019

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 23 (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	99 years from 14th March 2003	£200	FRI Rent rises to £250 in 2023 and thereafter by a further £50 every 10 years. Valuable Reversion in approx. 82¾ years.
No. 24 (Ground Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	99 years from 25th December 1976	£50	FRI Rent rises to £75 in 2042. Valuable Reversion in approx. 56½ years.
Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.				Total: £250	

Lot 47

25 & 26 Ivy Close, South Harrow,
Middlesex HA2 8RX

***Reserve below £30,000**

Ground Rent Investment
Completion 1st July 2019

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 25 (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	99 years from 25th December 1976	£50	FRI Rent rises to £75 in 2042. Valuable Reversion in approx. 56½ years.
No. 26 (Ground Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	125 years from 14th August 2014	£250	FRI Rent rises to £350 in 2024 and thereafter by a further £100 every 10 years.
Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.				Total: £300	

Lot 48

27 & 28 Ivy Close, South Harrow,
Middlesex HA2 8RX

***Reserve below £5,000**

Ground Rent Investment
Completion 1st July 2019

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 27 (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	250 years from completion	£350	FRI Rent rises to £400 in 2052, £450 in 2085 & £500 in 2118.
No. 28 (Ground Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	189 years from 25th December 1976	Peppercorn	FRI
Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.				Total: £350	

Lot 49

29 & 30 Ivy Close, South Harrow,
Middlesex HA2 8RX

***Reserve below £10,000**

Ground Rent Investment
Completion 1st July 2019

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 29 (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	250 years from completion	£350	FRI Rent rises to £400 in 2052, £450 in 2085 & £500 in 2118.
No. 30 (Ground Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	128 years from 25th December 1976	£300	FRI Rent rises to £350 in 2026 and thereafter by a further £50 every 10 years. Valuable Reversion in approx. 85½ years.
Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.				£650	

Lot 50

31 & 32 Ivy Close, South Harrow,
Middlesex HA2 8RX

***Reserve below £10,000**

Ground Rent Investment
Completion 1st July 2019

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 31 (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	250 years from completion	£350	FRI Rent rises to £400 in 2052, £450 in 2085 & £500 in 2118.
No. 32 (Ground Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	250 years from completion	£350	FRI Rent rises to £400 in 2052, £450 in 2085 & £500 in 2118.
Note: The Freeholder insures – Current sum insured £205,775 and current premium £156.04 p.a.				Total: £700	

Lot 51

315 & 317 Eastcote Lane, South Harrow,
Middlesex HA2 8RU

***Reserve below £30,000**
Ground Rent Investment
Completion 1st July 2019

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 315 (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	99 years from 25th January 2013	£250	FRI Rent rises to £350 in 2023 and thereafter by a further £100 every 10 years. Valuable Reversion in approx. 92½ years.
No. 317 (Ground Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	99 years from 25th December 1976	£50	FRI Rent rises to £75 in 2042. Valuable Reversion in approx. 56½ years.
Note: The Freeholder insures – Current sum insured £205,774 and current premium £145.60 p.a.				Total: £300	

Lot 52

319 & 321 Eastcote Lane, South Harrow,
Middlesex HA2 8RU

***Reserve below £15,000**
Ground Rent Investment
Completion 1st July 2019

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 319 (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	99 years from 24th June 1993	£65	FRI Rent rises to £130 in 2026 and to £195 in 2059. Valuable Reversion in approx. 73 years.
No. 321 (Ground Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	99 years from 31st October 2014	£350	FRI Rent rises to £450 in 2024 and thereafter by a further £100 every 10 years. Valuable Reversion in approx. 94¼ years.
Note: The Freeholder insures – Current sum insured £205,774 and current premium £145.60 p.a.				Total: £415	

Lot 53

323 & 325 Eastcote Lane, South Harrow,
Middlesex HA2 8RU

***Reserve below £50,000**
Ground Rent Investment
Completion 1st July 2019

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 323 (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	99 years from 25th December 1976	£50	FRI Rent rises to £75 in 2042. Valuable Reversion in approx. 56½ years.
No. 325 (Ground Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual(s)	99 years from 25th December 1976	£75	FRI Rent rises to £100 in 2042. Valuable Reversion in approx. 56½ years.
Note: The Freeholder insures – Current sum insured £205,774 and current premium £145.60 p.a.				Total: £125	