



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 & Overground 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-terrace building comprising a first floor **2 Bed Self-Contained Flat** in need of modernisation with a separate front access plus a secondary access at the rear via a shared communal balcony and staircase.

ACCOMMODATION

First Floor Flat (measurements to maximum points)

Living Room	14'4" x 12'2"
Bedroom 1	14'2" x 11'0"
Bedroom 2	10'9" x 6'8"
Kitchen	12'4" x 12'1"
Bathroom	6'0" x 5'0"
Separate WC	

GIA Approx. 764 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from 3rd May 1991 (thus having approx. 95 years and 4 months unexpired) at a fixed ground rent of £50 p.a. (see Note).

Offered with Vacant Possession

Note 1: The Leasehold also includes an Under-Lease of Flat 25b for a term until 25th April 2116 at a ground rent of £150 p.a. rising by £150 every 33 years. (This income will be received by the Purchaser).

Note 2: Refer to Auctioneers for virtual tour and floor plan.

Vacant 2 Bed Flat

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Joint Auctioneers

Townends
Tel: 020 8579 2350 Ref: E. Dogruel
Email: edogruel@townends.co.uk

Vendor's Solicitors

HCB Park Woodfine LLP
Tel: 020 8907 4366 Ref: James Heaps
Email: jamesheaps@hcbgroup.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**