



SITUATION

Located on the corner with Greenford Road in this popular suburb, located just yards from Sudbury Hill Harrow Station (Chiltern Railways) and Sudbury Hill Underground Station (Piccadilly Line) and the local shopping facilities.

Sudbury Hill is conveniently located approximately 1 1/2 miles south of Harrow town centre, 2 1/2 miles west of Wembley Stadium and 10 miles north-west of Central London.

PROPERTY

- **Flat 12** – Forming part of an end of terrace building comprising an unmodernised **2 Bed Flat** on the ground floor which benefits from gas central heating, uPVC double glazing and a rear patio.
- **Land** adjoining Vale Court - **Area Approx. 1,725 sq ft.**

TENURE

- **Flat 12** – Leasehold to be for a term of 999 years from completion at a fixed peppercorn ground rent (**Refer to Special Conditions of Sale in the Legal Pack**).
- **Land adjoining Flat 12** – Possessory title leasehold (**Refer to Special Conditions of Sale in Legal Pack**).

VAT is NOT applicable to this Lot.

Refer to Auctioneers for the video tour of the flat.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
12 Vale Court (Ground Floor Flat)	Bedroom 1 Bedroom 2 Living Room Kitchen Bathroom/WC Lean-to Store				Note: 14a Vale Court (2 Bed Flat) sold for £260,000 in August 2019 (Source: Zoopla).
	GIA Approx. 566 sq ft Plus Lean-to Store & Rear Patio			VACANT	
Land adjoining Vale Court	Area Approx. 1,725 sq ft			VACANT	



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View of Land

Vacant 2 Bed Flat & Vacant Land

The Surveyors dealing with this property are **Steven Grossman** and **Nathan Schindler**

Vendor's Solicitors

Weightmans

Tel: 03450 739 900 Ref: Michael Pine

Email: michael.pine@weightmans.com

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