

LOT  
8

31 Shaftesbury Circle, Harrow,  
Middlesex HA2 0AT

**Guide Price £210,000\***

**WELL PRESENTED FIRST FLOOR FLAT  
PRODUCING £24,600 PA**



This first floor flat that is located on a popular mixed use parade, is presented in very good decorative order and benefits from double glazing and a security entryphone system. The property is situated at the junction of Shaftesbury Avenue and within easy reach of South Harrow with its shopping facilities and Piccadilly Line Train Station. Local bus services serve Shaftesbury Circle and good road links to Harrow and the A40 are nearby. The property is let on a room by room basis and currently produces a rental income of £24,600pa. Each room has its own self-contained Shower/WC and Kitchenette. They are all let on Assured Shorthold Tenancy agreements at £700, £750 and £600 per calendar month respectively. The property is sold with the benefit of this income and will therefore be of interest to investment purchasers.

#### **ACCOMMODATION**

Halfway, Three Rooms all with Ensuite Shower/WC and Kitchenette, Communal Fitted Kitchen.

#### **TENURE**

Leasehold – 148 years from 25th March 1986, thus having approximately 115 years unexpired.

#### **LOCAL AUTHORITY & TAX RATING**

London Borough of Harrow  
Council Tax Band: C

#### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN