

Lot 2

110 Kenton Lane, Kenton,
Harrow, Middlesex HA3 8UF

GUIDE PRICE: £5,000



FREEHOLD GROUND RENT OPPORTUNITY

This residential building comprises of a semi-detached house that we understand was converted in 1985 into two self-contained flats. Each of the flats has a portion of the rear garden and there is an additional area of garden of 30' in depth that we understand is not demised to either lease and therefore forms part of the freehold interest on a vacant basis. We understand that the ground floor flat is bringing in a current ground rent of £60 pa that is due to double in 2018 and that the first floor flat is currently producing a ground rent of £100 pa. The property is being sold with the benefit of this investment income. Notices have been served on the leaseholders although we understand that they have not exercised their right to purchase. Kenton Lane connects from Harrow through to the Kenton Road close to Northwick Park Hospital within easy access to local shopping facilities and travel connections.

LEASE DETAILS

Flat 110: Lease expires in 2084 with a ground rent currently £60 pa until 2018 rising every 33 years to £120 pa and then in 2057 to £180.

Flat 110a: We understand was granted a lease extension in 2006 at a current ground rent of £100 pa rising to £150 pa in 2072 and £250 pa in 2115.

TENURE

Freehold

LOCAL AUTHORITY

London Borough of Harrow 020 8863 5611

VIEWING TIMES

External viewing only

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN