

LOT  
**2**

Oakley Court, 80a The Crescent,  
Harlington, Middlesex UB3 5NS

**Guide Price: £90,000**

## **FREEHOLD GROUND RENT INVESTMENT WITH PLANNING TO CREATE A FLAT IN LOFT SPACE**



This freehold investment and development opportunity consists of a block of 6 x two bedroom self contained flats within a gated development producing a ground rent income of £900pa. Furthermore planning has been granted under reference number 46970/APP/2014/3077 for the installation of three dormers and the conversion of the roof space to make a one bedroom flat with associated parking. There may be scope for a planning gain to make the flat a two bedroom unit, subject to obtaining any necessary consent that may be required. All flats have 125 year leases from 2011 and the property is sold with the benefit of the ground rental income and vacant possession of the loft space. The Crescent is a popular road close to Harlington Village and within close proximity of Heathrow London Airport, the M25 and M4 Motorways.

### **ACCOMMODATION**

6 x Two Bedroom Flats and Roof Space, Communal Grounds and Parking

### **TENURE**

Freehold

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

London Borough of Hillingdon 01895 25011  
Council Tax Band: All flats C

### **VIEWING TIMES**

Thursday 18 Aug at 1.30pm, Saturday 20 Aug at 11am,  
Wednesday 24th August at 4pm,  
Wednesday September 7th at 4pm.

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN