

## Harrow

### Marsh Road Car Park, Rear of Greenhill Service Station, Pinner, Middlesex HA5 5PB



BY ORDER OF LONDON BOROUGH OF  
HARROW

**Tenure**  
Freehold.

**Location**  
Marsh Road is the continuation of Bridge Street, which runs off High Street. The site itself is situated on the south side of Marsh Road, almost opposite its junction with Cecil Park. Local shops, restaurants and amenities are available in Pinner. Underground services run from Pinner Station (Metropolitan Line). The open spaces of Pinner Memorial Park are within reach.

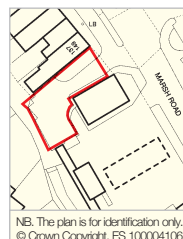
**Description**  
The property comprises an irregular shaped site which is hard standing and currently used as a car park. The property extends to approximately 0.04 hectares (0.10 acres).

A Freehold Irregular Shaped Site extending to Approximately 0.04 Hectares (0.10 Acres) currently used as a Car Park. Possible development potential, subject to obtaining all necessary consents

**Accommodation**  
Site area extending to Approximately 0.04 Hectares (0.10 Acres)

**Planning**  
Local Planning Authority: London Borough of Harrow.  
Tel: 0208 863 5611.  
The property may afford potential for either residential or commercial redevelopment, subject to obtaining all necessary consents.

## Vacant Possession



NB. The plan is for identification only.  
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**Seller's Solicitor**  
Harrow Council Legal Services (Ref: Kristel Caton).  
Tel: 0208 736 6626.  
Email: kristel.caton@harrow.gov.uk

**VACANT – Freehold Site**

## London W1G

### Flat 12, Beaumont Court, 38-40 Beaumont Street, Marylebone W1G 6DJ

**Tenure**  
Leasehold. The property is held on a lease commencing 30th December 1975 and expiring 25th March 2024 (thus having approximately 7 years unexpired) at a current rent of £20 per annum.

**Location**  
The property is situated on the west side of Beaumont Street, to the north of its junction with Devonshire Street. The local amenities of both Marylebone and Fitzrovia provide a wide range of restaurants, bars and amenities. Further extensive shopping facilities of Oxford Street are readily available to the south. The open green spaces of Regent's Park are available to the north. Regent's Park Underground Station is within close proximity to the north-east.

A Leasehold Self-Contained Purpose Built Second Floor Flat extending (GIA) to Approximately 30 sq m (323 sq ft) subject to an Assured Tenancy

**Description**  
The property comprises a self-contained second floor flat situated within a purpose built block arranged over ground and five upper floors. The property benefits from an entry phone system (not tested).

**Accommodation**  
The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:  
**One Bedroom Accommodation**  
GIA extending to Approximately 30 sq m (323 sq ft)

**Tenancy**  
The property is subject to an Assured Tenancy at a current rent of £335 per week.

**Seller's Solicitor**  
Messrs Bowling Solicitors (Ref: GM).  
Tel: 0208 221 8074.  
Email: gunduz.misiri@bowlinglaw.co.uk

**Current Gross  
Rent Reserved  
£17,420  
per annum**



**INVESTMENT –  
Leasehold Flat**



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