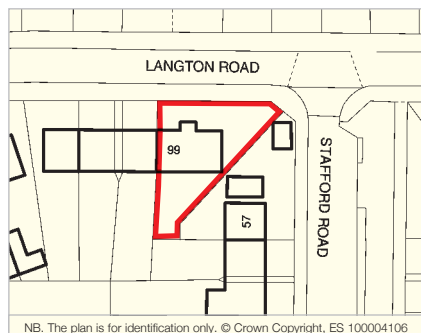


## Harrow Weald

66 Langton Road,  
Middlesex  
HA3 6QP

- **A Freehold End of Terrace Building**
- Arranged to provide Four Self-Contained Flats
- Three Flats each subject to an Assured Shorthold Tenancy
- One Flat subject to a 12 month Lease Agreement
- Off-Street Parking and Rear Garden
- Total Current Rent Reserved  
**£43,800 per annum (equivalent)**



### To View

The property will be open for viewing every Tuesday between 12.15 – 12.45 p.m., Thursday between 9.30 – 10.00 a.m. and Saturday between 12.00 – 12.30 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

### Seller's Solicitor

Messrs Waller Pollins Goldstein (Ref: BG).  
Tel: 0208 238 5858.  
Email: bgordon@wallerpollins.com

### Joint Auctioneer

Messrs Midas Property Group (Ref: SF).  
Tel: 0207 206 2691.

### INVESTMENT – Freehold Building



### Tenure

Freehold.

### Location

Langton Road is located off Courtenay Avenue, which in turn runs off Uxbridge Road (A410). The property itself is situated on the south side of Langton Road, close to its junction with Stafford Road. Local shops and amenities are available in Harrow, Pinner and nearby Stanmore. Rail services to London Euston run from Headstone Lane Station. The open spaces of Harrow Weald Recreation Ground are available.

### Description

The property comprises an end of terrace building arranged over ground and first floors beneath a pitched roof. Internally, the property is arranged to provide four self-contained flats. Externally, there is off-street parking to the front and a rear garden.

### Accommodation and Tenancies

The property was not inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out below was provided by the Vendor.

### Planning

Local Planning Authority: Harrow Council.  
Tel: 0208 863 5611.

A Certificate of Lawful Development (existing) Use of dwelling house as four self-contained flats was granted on 13th June 2018 (Ref: P/1492/18).

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.
A	Ground	Reception Room with Integral Kitchen, Bedroom, Shower Room with WC and wash basin, Access to Garden	Assured Shorthold Tenancy for a term of one year from 30th April 2018	£1,050 p.c.m.
B	First	Reception Room with Integral Kitchen, Two Bedrooms, Bathroom with WC and wash basin	Assured Shorthold Tenancy for a term of one year from 1st October 2017	£1,050 p.c.m.
C	Ground	Studio Room, Kitchen, Bathroom with WC and wash basin	Assured Shorthold Tenancy for a term of one year from 26th December 2017	£700 p.c.m.
D	First	Studio Room, Kitchen, Bathroom with WC and wash basin	One year lease agreement from 20th November 2017	£850 p.c.m.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.