

Stanmore

Ruth Close and Mary Close

Middlesex

HA7 1HQ

- A Freehold Reversionary Ground Rent Investment Secured upon 36 x Three Bedroom Houses and 42 x Self-Contained Two Bedroom Flats
- Reversion 2075 (Approximately 59 years unexpired)
- Occupying a Site extending to Approximately 1.98 Hectares (4.91 Acres)
- Current Rent Reserved **£500 per annum**

BY ORDER OF LONDON
BOROUGH OF HARROW



Seller's Solicitor

Messrs Harrow Council Legal Services
(Ref: MD).
Tel: 020 8416 8494.
Email: matthew.dineen@harrow.gov.uk

INVESTMENT – Freehold Reversionary Ground Rent



Tenure

Freehold.

Location

Ruth Close and Mary Close are both located off Honey Pot Lane. Honey Pot Lane runs off Kingsbury Road (A4006). Communications are afforded by Queensbury Underground Station (Jubilee Line), with the open spaces of Queensbury Park being within reach. Further shops and amenities are available in Kingsbury.

Description

The property comprises a reversionary ground rent investment secured upon 42 x two bedroom self-contained flats and 36 x three bedroom houses. The property occupies an irregular shaped site extending to approximately 1.98 hectares (4.91 acres).

Accommodation

36 x Three Bedroom Houses
42 x Two Bedroom Flats

Tenancy

The entire property is subject to a single 99 year ground lease in favour of Home Group Housing Association from 12th March 1976 (thus having approximately 59 years unexpired) at a current ground rent of £500 per annum.

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.allisop.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.



View from Mary Close