



GILMARTIN LEY

Freehold Ground Rent Investment For Sale - Harrow on the Hill

5 flats: 2 with c 66.7 years unexpired and 3 with new long leases

**30 Roxeth Hill,
Harrow on the Hill,
LONDON, HA2 0JW**



Area

Gross Internal Area: 149 sq.m. (1,603 sq.ft.)

Price

Guide price £40,000 subject to contract



Property Description

30 Roxeth Hill is a freehold semi-detached house which was converted in the 1980s to four self-contained studio flats and one 1 bedroom flat.

Each flat has its own combi-type gas-fired central heating system.

The property occupies a plot on the corner with Ashbourne Avenue.

There is extensive car parking to the rear of the house, the car spaces having been demised in the leases.

The current rental income is £545 pa and this increases to £665 pa with effect from March 2018.

Two of the flats, A & B, have unexpired terms of 66.7 years assuming a purchase date of July 2017. The remaining three flats have unexpired lease terms between 98 and 157 years.

Floor plans are contained within the leases, which are available to download.



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Accommodation

| Accommodation | Area sq.m. | Area sq.ft. | Comments |
|---------------|------------|-------------|--|
| Flat A | 31.14 | 335 | Ground floor front studio flat plus one car space. 99 years from 25th March 1985 (66.7 years unexpired). Ground rent currently £60 pa, rising to £120 pa in March 2018 and £180 for the last 33 years of the term. |
| Flat B | 25.18 | 271 | Ground floor rear studio flat plus one car space. 99 years from 25th March 1985 (66.7 years unexpired). Ground rent currently £60 pa, rising to £120 pa in March 2018 and £180 for the last 33 years of the term. |
| Flat C | 20.24 | 217 | First floor rear studio flat plus one car space. 189 years from 24th June 1985 at a peppercorn ground rent. |
| Flat D | 37.43 | 402 | First floor front one bedroom flat. 100 years from 24th June 2015 (98 years unexpired) at a ground rent of £225 pa, doubling in March 2035 and thereafter every 20 years. |
| Flat E | 34.99 | 376 | Second floor studio flat. 125 years from 24th June 1985 (123 years unexpired) at a ground rent of £200 pa, doubling in March 2035 and thereafter every 20 years. |

Property Location

The property is located in Harrow on the Hill, a sought-after and distinct part of the London Borough of Harrow in North-west London. The world famous Harrow School is a short distance north-east of the property.

The property is well located for public transport with South Harrow Underground Station (Piccadilly Line) being 650 metres south-west.

Terms Freehold for sale, subject to the five leases, and subject to compliance with the 1987 Act.

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Harrow

Viewings: Viewings are to be carried out from the roadside only.

Further information at: <http://www.gilmartinley.co.uk/properties/22882>
Freehold title register
Freehold title plan
Flat A - lease
Flat B - lease
Flat C - surrender and re-grant
Flat C - original lease
Flat D - surrender and re-grant
Flat D - original lease
Flat E - original lease

<https://www.gilmartinley.co.uk/properties/for-sale/ground-rent-investments/harrow-on-the-hill/london/ha2/22882>

Our ref: 22882

Property Investment and Development Consultants
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Property Experts for North London

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Flat E - surrender and re-grant

Last Updated: 28 Feb 2018

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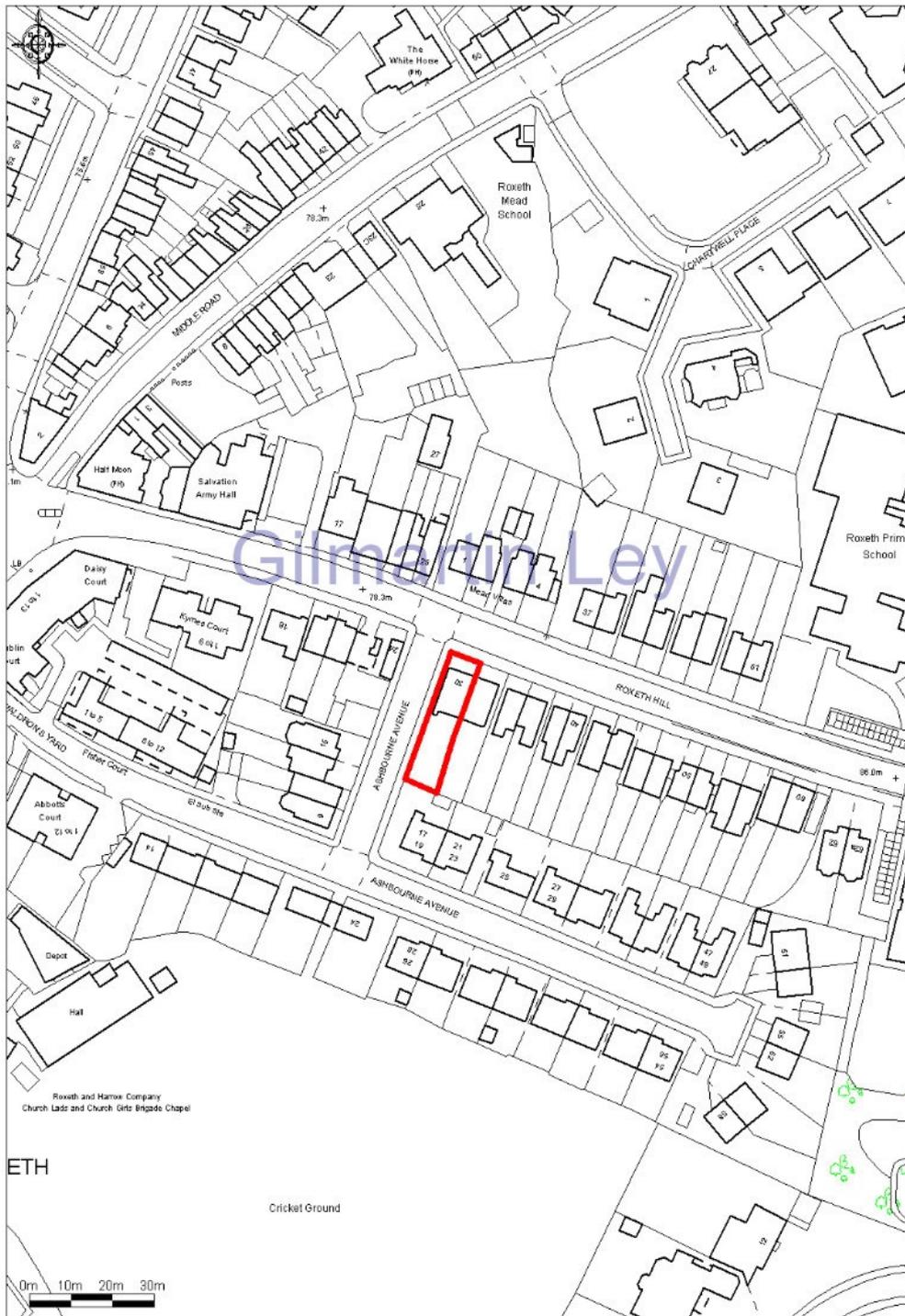


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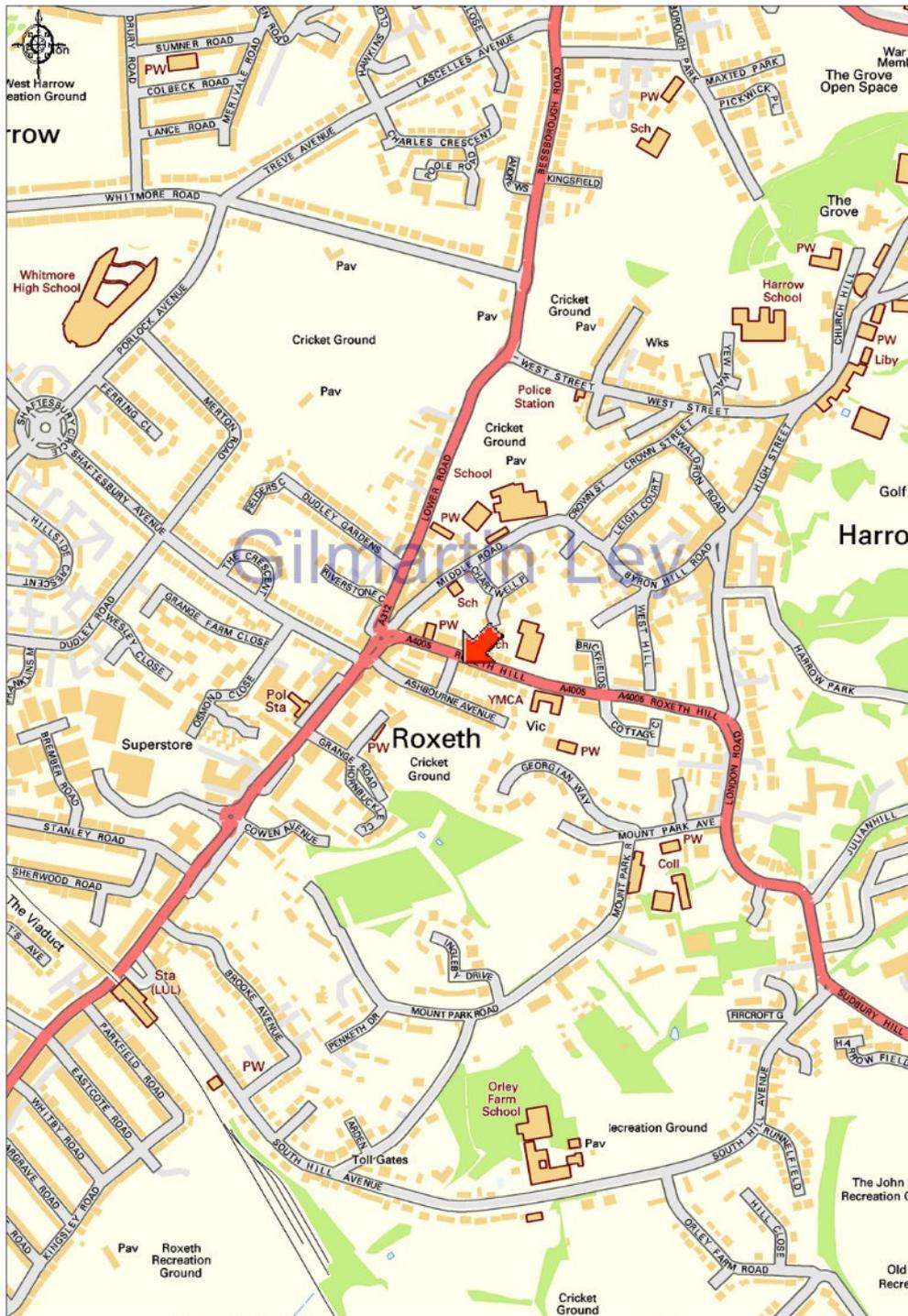


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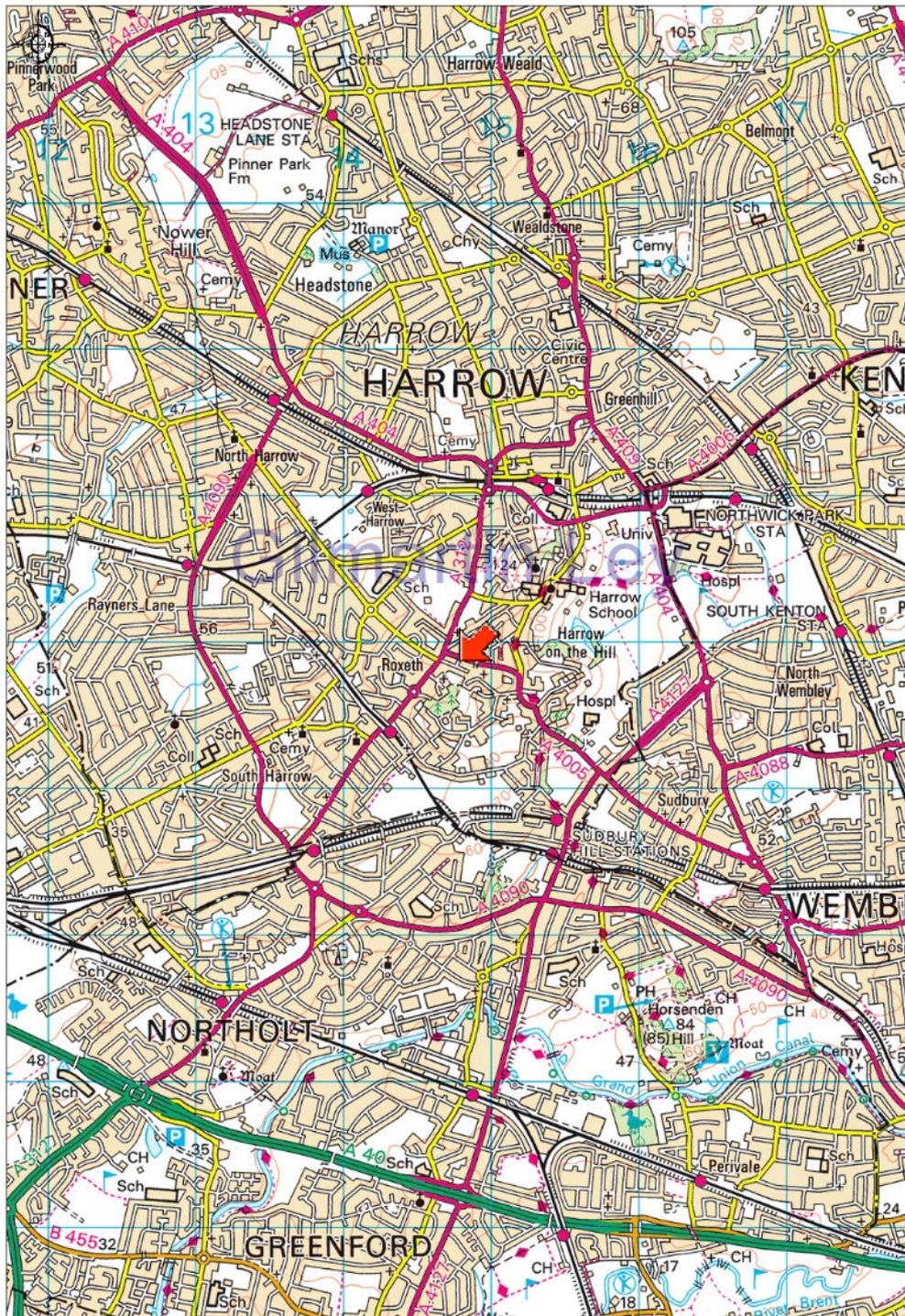


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