



GILMARTIN LEY

Freehold Ground Rents For Sale - Harrow

**Windcott Court
Draycott Avenue,
Kenton,
HARROW, HA3 0BX**



Price

Guide price £13,500 subject to contract



Property Description

Windcott Court is a purpose built development of two bedroom maisonettes which was constructed in the 1930s.

The freehold interest originally included six pairs of maisonettes and six garages.

Two pairs of maisonettes (nos. 1-2 and 5-6) as well as Garages nos. 3 and 4 were sold by enfranchisement - they no longer form part of the freehold.

The freehold interests to be sold therefore comprise four pairs of maisonettes - nos. 3-4, 7-8, 9-10, and 11-12 together with four garages.

All four pairs of maisonettes have been sold on long leases expiring in December 2126 (104 years remaining).

Three of the four garages are demised with the long leases but one (Garage 5) is subject to a lease expiring in December 2036 (14 years remaining). This garage is in disrepair.

The leases generally drawn on the basis that the landlord insures with the tenant being responsible for the cost. The leases for Flats 11 and 12 however appear to oblige the tenant to insure in joint names.

The areas stated are estimated only.

Key considerations

- > Freehold
- > Eight maisonettes with three garages sold on long lease expiring December 2126 (104 years remaining)
- > One garage sold on a long lease expiring December 2036 (14 years remaining)



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Accommodation

Gross Internal Area: 496 sq.m. (5,338 sq.ft.)

Unit	Area sq.m.	Area sq.ft.	Description and comments
Flat 3	55	592	Ground floor - peppercorn ground rent - lease expiring 22/12/2126
Flat 4	55	592	First floor - peppercorn ground rent - lease expiring 22/12/2126. Note lease extension deed removed Garage 5.
Flat 7 and Garage 6	69	742	Ground floor - peppercorn ground rent - lease expiring 22/12/2126. Note - a large tree is blocking the access to Garage 6.
Flat 8	55	592	First floor - peppercorn ground rent - lease expiring 24/12/2126
Flat 9 and Garage 2	69	742	Ground floor - peppercorn ground rent - lease expiring 22/12/2126
Flat 10	55	592	First floor - peppercorn ground rent - lease expiring 21/12/2126
Flat 11 and Garage 1	69	742	Ground floor - peppercorn ground rent - lease expiring 15/12/2126
Flat 12	55	592	First floor - peppercorn ground rent - lease expiring 14/12/2126. This is the remainder of the underlease of both nos. 11 and 12, no. 11 having been transferred out by deed dated 6/11/1957.
Garage 5	14	150	Originally held as part of the lease of Flat 4 but the extension deed removed Garage 5. The property is let on a lease at a fixed rent of £10 pa expiring 22/12/1936. The property is in turn under leased at a fixed rent of £1 pa expiring 21/12/1936.

Property Location

The property is located in Kenton, within the London Borough of Harrow in north-west London.

The property is situated in a reasonably affluent area on the south side of Draycott Avenue on the west side of its junction with Windermere Avenue.

The property has a vehicular access via Windermere Avenue.

There is a large Sainsbury's supermarket at the northern end of Draycott Avenue, 660 metres to the north-west.

The property is 700 metres to the east of Northwick Park Hospital and University of Westminster (Harrow Campus).

The property has good public transport communications being 700 metres to the east of Northwick Park Underground Station (Metropolitan Line) and 800 metres south-east of Kenton Station (Bakerloo Underground Line and overground).

Terms

Freehold for sale subject to the long leases. Section 5 Notices will need to be served on the long leaseholders prior to the sale.

Legal Fees:

Each party is to bear its own legal fees

<https://www.gilmartinley.co.uk/properties/for-sale/ground-rent-investments/harrow/harrow/ha3/30161>

Our ref: 30161

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Local Authority: London Borough of Harrow

Viewings: From the roadside only

Further information at: <https://www.gilmartinley.co.uk/properties/30161>
8 Windcott Court - 1960 lease
8 Windcott Court - 2017 lease extension
8 Windcott Court - title plan
7 Windcott Court - 2008 lease extension
3 Windcott Court - 2010 lease extension
3 Windcott Court - title plan
7 Windcott Court and Garage 6 - 1976 lease
7 Windcott Court - title plan
4 Windcott Court - 1954 lease
4 Windcott Court - 2009 lease extension
4 Windcott Court - title plan
3 Windcott Court - 1954 lease
9 Windcott Court - 2009 lease extension
9 Windcott Court - title plan
Garage 5 - head lease title
11 Windcott Court - land associated with title plan
11 Windcott Court - title plan
11 Windcott Court - 1957 deed
10 Windcott Court - 2016 lease
10 Windcott Court - title plan
9 Windcott Court - 1954 lease
Garage 5 - title plan
Garage 5 - under leasehold title
12 Windcott Court - 2007 lease extension
12 Windcott Court - title plan
11 and 12 Windcott Court - 1952 lease
11 Windcott Court - 2009 lease extension
Windcott Court - freehold title plan

Last Updated: 05 Apr 2023

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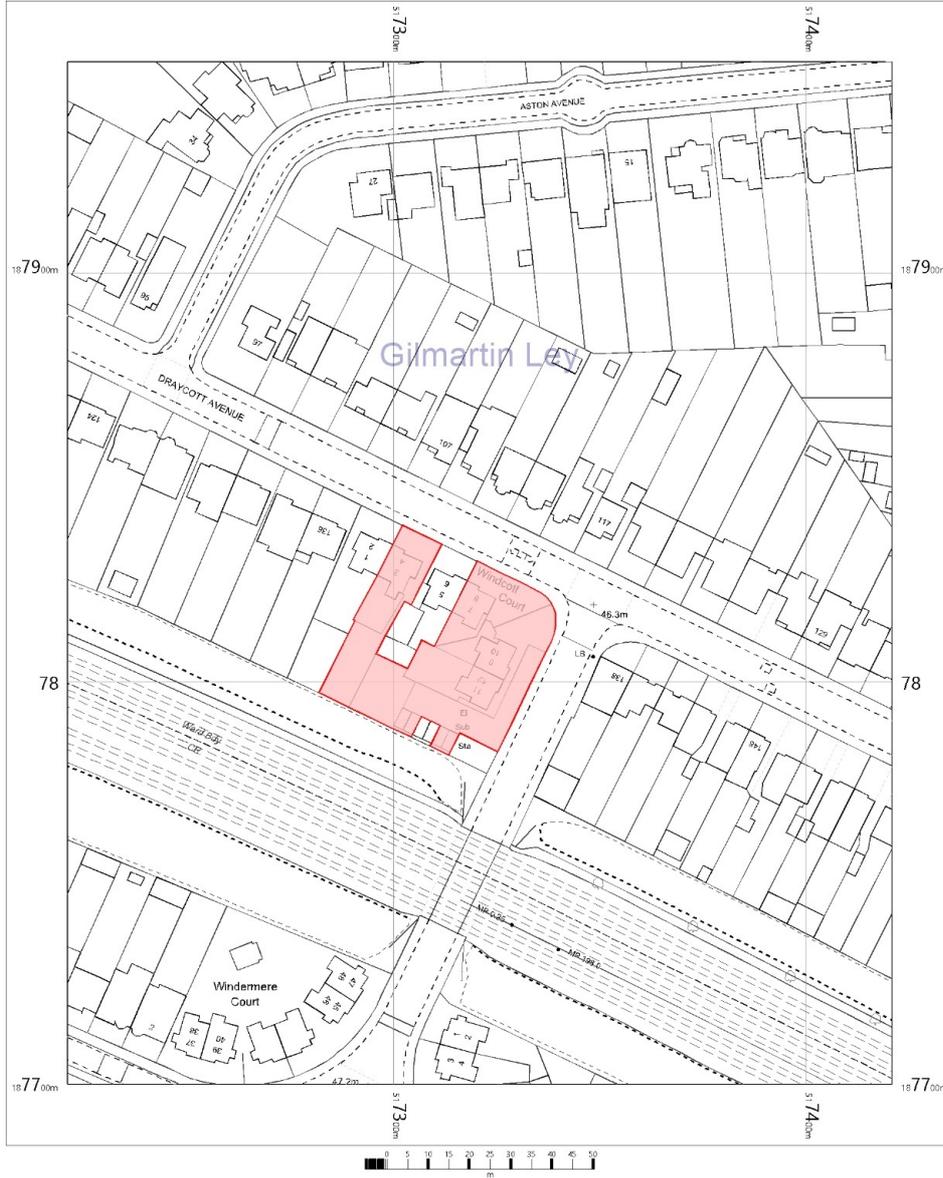
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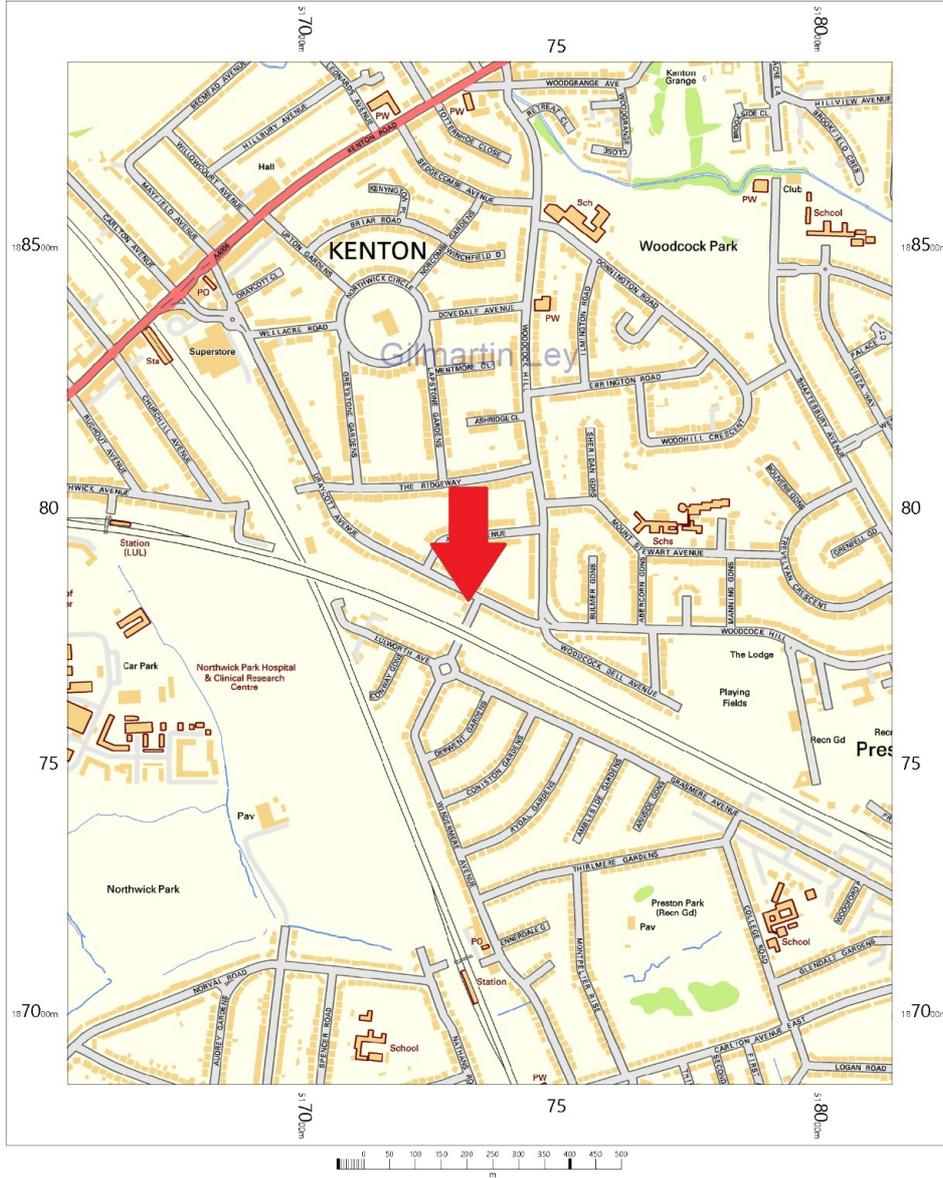
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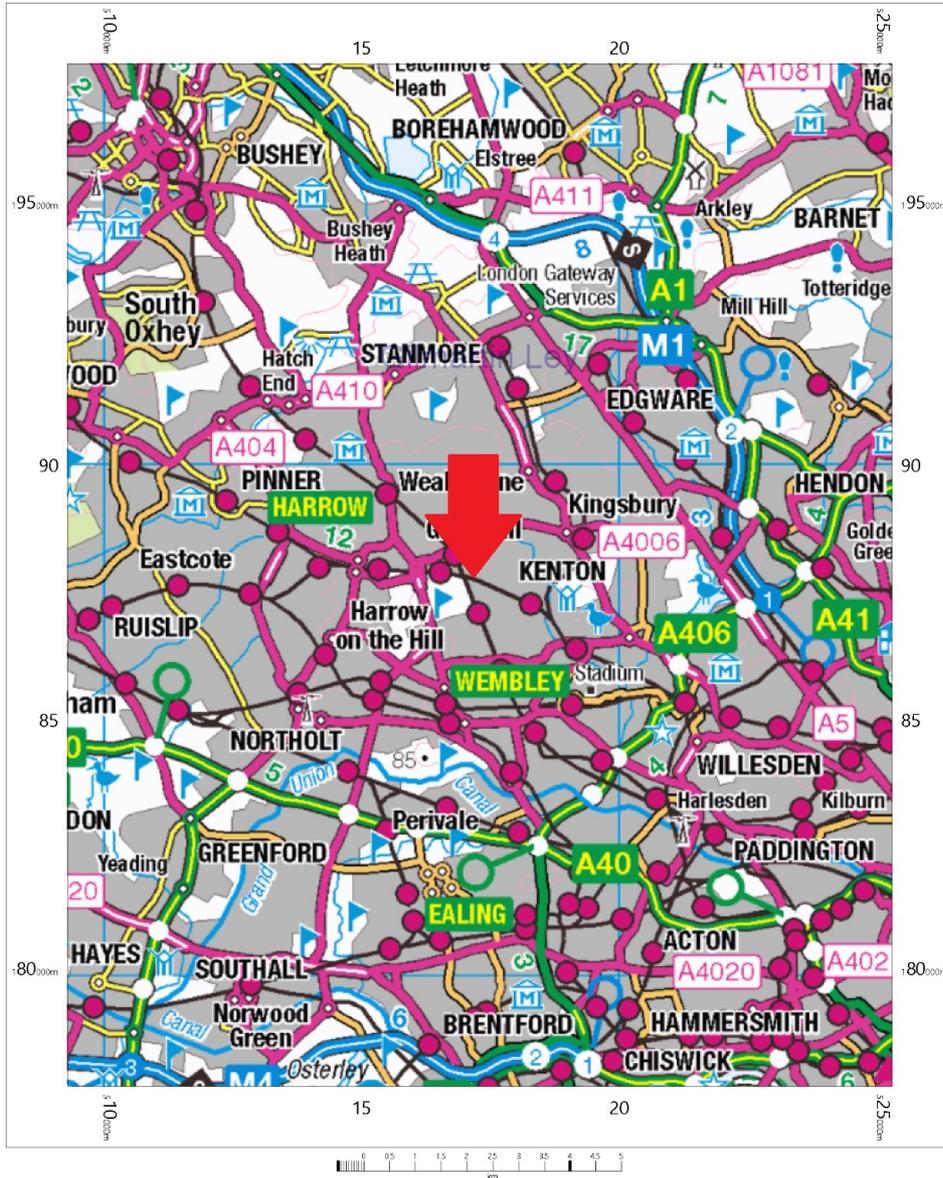
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