

Lot 36

Flat A, 62 Sandringham Crescent,  
Harrow, HA2 9BT

By order of  
the LPA Receivers



All enquiries Ref: James Paterson



- Long leasehold ground floor self-contained garden flat
- Investment

#### Location:

The property is situated on Sandringham Crescent which is located off Alexandra Avenue. Public transport links include Rayners Lane Underground station (Metropolitan & Piccadilly lines), together with a network of local bus services, servicing nearby stops such as Eastcote Lane and Alexandra Avenue. Road links include the A404 (Rayners Lane/Eastcote Lane) with access to the A40/M1 and M25. Shopping amenities can be found locally within South Harrow's parade of shops and South Harrow Market, with an extensive range of shops, bars, restaurants, and Harrow bus and rail station facilities at Harrow Town Centre and St George's & St Ann's shopping centres. Recreational pursuits can be found locally at open spaces such as Roxeth Recreation Ground (football, tennis, basketball), Newton Farm Ecology Park, and The Grove Open Space, with larger facilities at Harrow Recreation Ground, Bentley Priory Nature Reserve, and Hatch End Riverside Park.

#### Description:

Long leasehold ground floor self-contained garden flat.

#### Accommodation:

Ground floor: Two bedrooms, reception room/kitchen, bathroom/WC  
Outside: Rear garden  
Gross Internal Area GIA: Approximately 66 sqm (707 sqft)

#### EPC rating: C

#### Council Tax Band: C



#### Tenancy:

The property is let on an assured shorthold tenancy agreement (AST) for a term of 12 months from 15th October 2023 and shall end on 9th October 2024 (holding over) at a rent of £1,600 per calendar month.

#### Rent reserved:

**£19,200** per annum

#### Lease:

Held on a long lease for a term of 999 years from and including 22nd September 2023.

#### To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

