

Lot 29

14 Ryefield Court, Joel Street, Northwood Hills,
Middlesex, HA6 1LP



All enquiries Ref: James Paterson



- Leasehold third floor self-contained flat
- Investment

Location:

The property is situated on Joel Street, between its junctions with Ryefield Crescent and Tolcarne Drive. Public transport links include Northwood Hills Underground Station (Metropolitan Line), located nearby, together with a network of local bus services serving the surrounding area. Road links include the A404 (Pinner Road) and further arterial routes connecting to surrounding districts. Shopping amenities can be found locally within Northwood Hills, offering a wide range of shops, cafés and services, with a more extensive range of shops, bars and restaurants available in Northwood. Recreational pursuits can be found locally at the open spaces of Ruislip Common and Pinner Green.

Accommodation:

Third floor: Two bedrooms, reception room, kitchen/breakfast room, bathroom/WC
Gross Internal Area GIA: Approximately 53 sqm (568 sqft).

EPC rating: D

Council Tax Band: C

Tenancy: The property is let on a Guaranteed Rent Agreement for a term of 18 months from 1 October 2024 to 31 March 2026 at a rent of £1,400pcm (with a rent increase on 1st April 2026 by 3% from £1,400 pcm to £1,442 pcm).

Rent reserved:

£16,800 per annum rising to £17,304 per annum on 1st April 2026.

Lease: Held on a long lease dated 3rd October 2025 for a term commencing 25th December 2000 and expiring 24th December 2224 at an annual ground rent of £300 up to and including 24th December 2099 after which the ground rent is reduced to one peppercorn, if demanded.

To view:

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

