

**On the instructions of the
Joint Fixed Charge Receivers**



Online Auction

Thursday 26th November 2026



**Flats 1 – 4 Lucas Court,
Romeland, Elstree,
Borehamwood, Hertfordshire,
WD6 3GA**

SW

Sanderson
Weatherall

Freehold building arranged as four self-contained one bedroom flats. Investment producing £42,600 per annum (plus one vacant flat).

- Guide Price: £650,000
- Bidder security deposit: £3,500
- Start time: 10.00am

Property Summary

- ▶ On the instructions of the Joint Fixed Charge Receivers
- ▶ Freehold residential investment
- ▶ Arranged as 4 x one bedroom flats
- ▶ Producing £42,600 per annum (plus one vacant flat)
- ▶ ERV £63,600 per annum



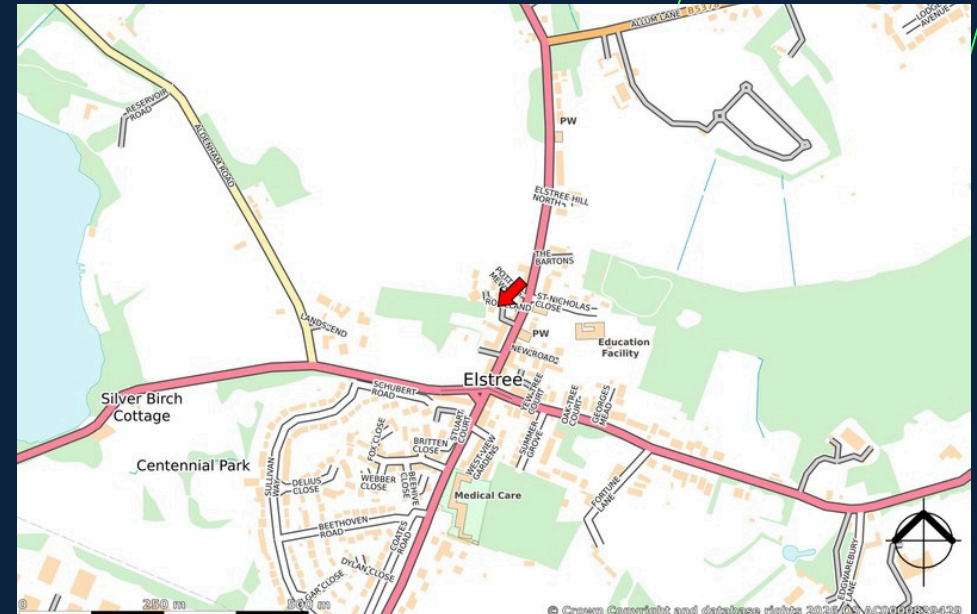
Location

Elstree is famous for its history in the film and television industry and is located 11 miles north of central London, 5 miles east of Watford, 3 miles south of Radlett and 5 miles west of Barnet just to the north of Edgware Way at the intersection with the M1 motorway (Junction 4). There are regular trains from Elstree & Borehamwood station to London (St Pancras) with a fastest journey time of 23 minutes.

The property is situated close to the town centre, Romeland runs westwards from High Street in this mixed use area.

Description

The property comprises a purpose-built block of flats of traditional brick construction with rendered white painted elevations set beneath a pitched tiled roof. Flats 1, 3 and 4 are accessed via a shared staircase/entrance, whilst Flat 2 has its own front entrance and access to a garden to the rear. The flats are all one bedroom self-contained units and each flat has its own car parking space.



Accommodation & Tenancies

Address	Unit	Sq M	Sq Ft	Tenant	Tenancy	Rent (£ pa)
Flats 1-4, Lucas Court	Flat 1	50.15	539			Vacant (1)
	Flat 2	42.00	452	Couple	Assured Periodic	£16,200
	Flat 3	47.00	506	Couple	Assured Periodic	£15,600
	Flat 4	39.00	420	Individual	Assured Periodic	£10,800
Total						£42,600

(1) We have been advised that the ERV for Flat 1 is £1,325 pcm. The other units could be reviewed at a similar level at the appropriate time.

Planning

Local Authority – Hertsmere Borough Council (0300 123 4044) www.hertsmere.gov.uk



Flat 1



Flat 2



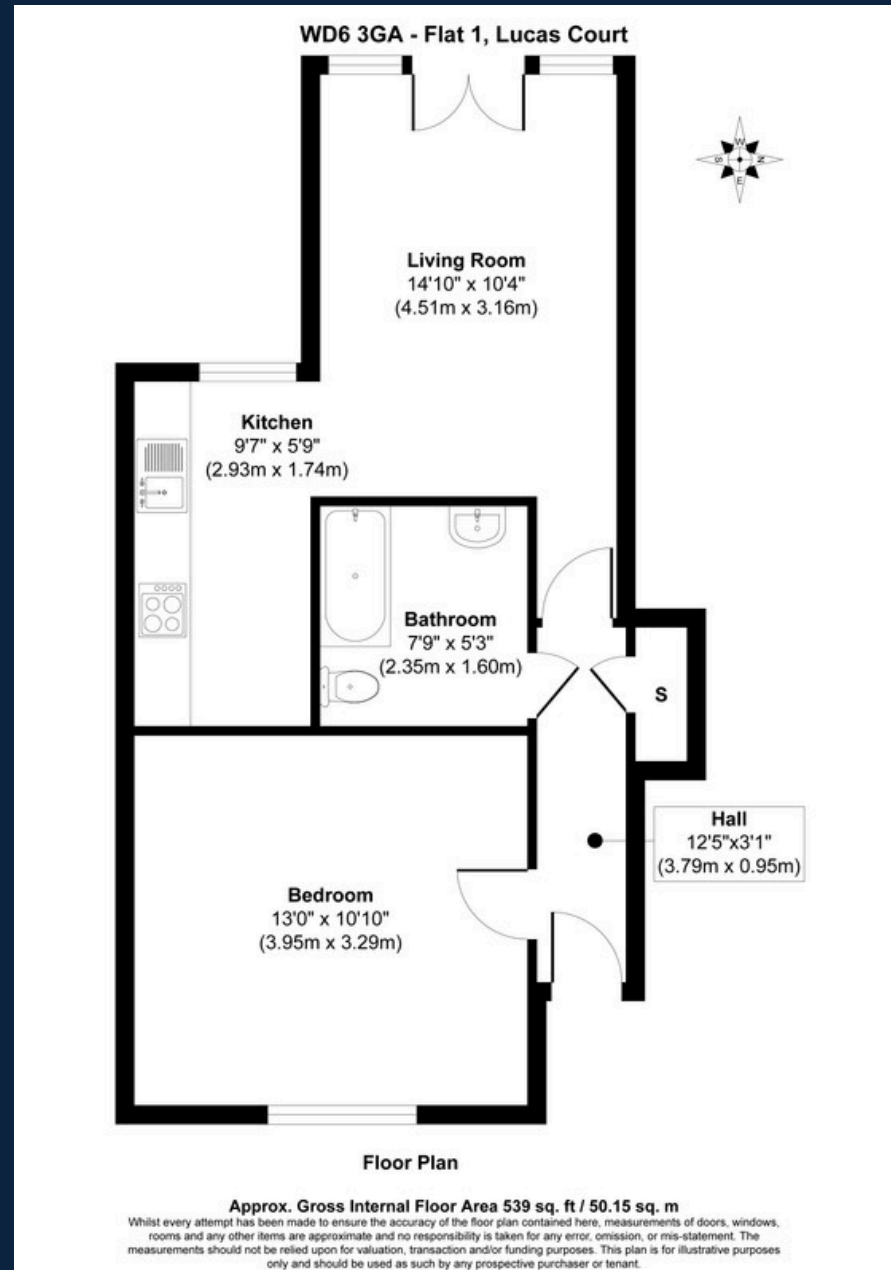
Flat 3



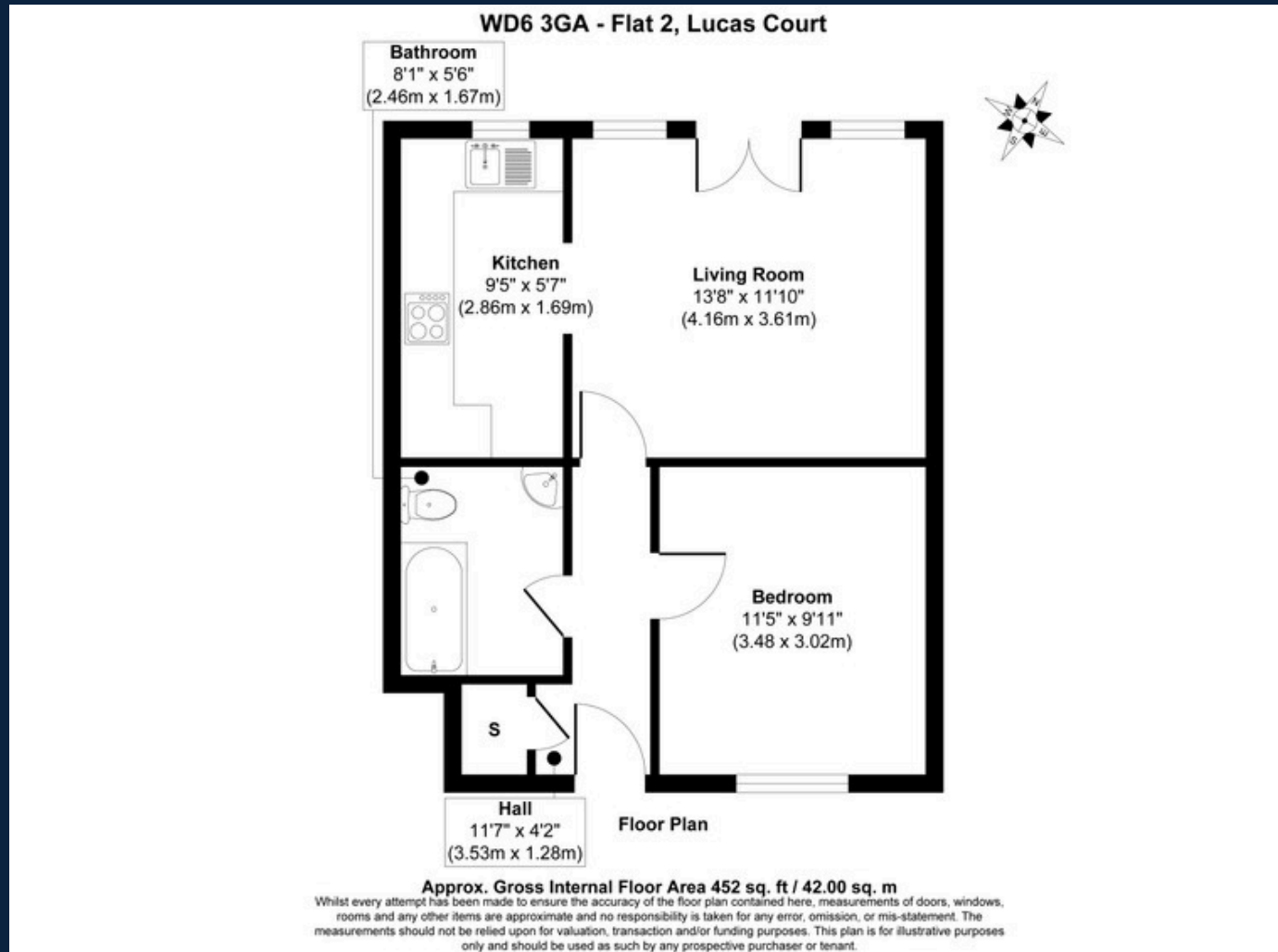
Flat 4



Floor Plans - Flat 1

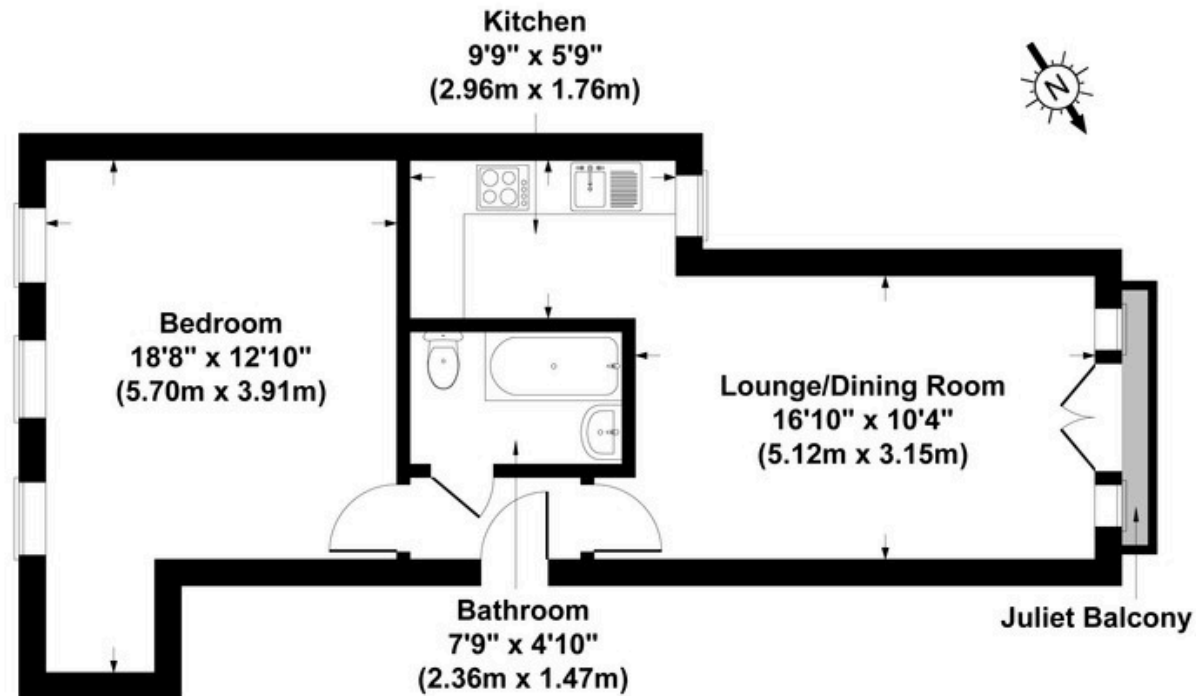


Floor Plans - Flat 2



Floor Plans - Flat 3

Lucas Court, Elstree, WD6 3GA Gross Internal Area 506 sq ft / 47 sq metres



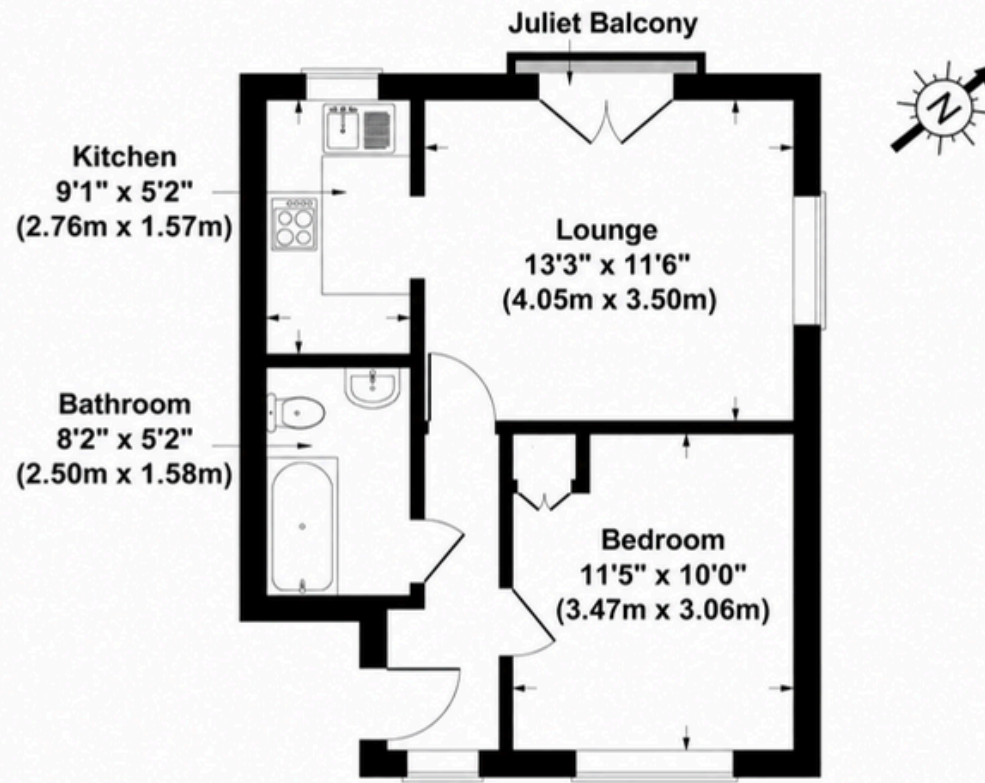
First Floor

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Floor Plans - Flat 4

Flat 4 Lucas Court, Elstree, WD6 3GA

Gross Internal Area 420 sq ft / 39 sq metres



Second Floor

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Guide Price

£650,000

Tenure

Freehold

EPC

Flat 1 – D

Flat 2 – C

Flat 3 – D

Flat 4 – C

VAT

VAT is not payable

Council Tax

Band – B

Seller's Solicitor

TLT LLP

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Weatherall

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Dated – 28/10/2026