

LOT R250625 072 - Harrow

Residential Auction - 25th June 2025

allsop



INVESTMENT - Freehold Detached Block of Flats

68 Headstone Road, Harrow, Greater London, HA1 1PE

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GUIDE PRICE *

£900,000+

Gross Initial Yield 8.73%

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Live Stream

Key Features

- **Internally arranged to provide Four self-contained Flats**
- **Ground Floor - Flat A** - Reception Room/Kitchen, Bedroom, further Room, Bathroom
- **Ground and First Floor - Flat B** - Reception Room/Kitchen, Two Bedrooms, Shower Room, Bathroom
- **First Floor - Flat C** - Reception Room/Kitchen, Two Bedrooms, Study, Bathroom
- **Second Floor - Flat D** - Studio Flat with Separate Shower Room
- **Total GIA (including Communal Stairs and Hallway) approximately 260 sq m (2,794 sq ft)**
- Rear Garden

Total Current Rent Reserved

£78,600 p.a. (equivalent)

By Order of
Receivers

Tenure

Freehold



Location

- 📍 Located on the east side of Headstone Road, to the north of its junction with Greenhill Way
- 🛍️ The shops and amenities of Harrow town centre are approximately 0.2 miles to the south east
- 🚇 Harrow on the Hill underground station (Metropolitan line) is approximately 0.3 miles to the south east
- 🛣️ The A40 is to the south, providing connections to the M40 and M1 motorways
- 🌳 Harrow Recreation Ground is approximately 0.3 miles to the west
- 🏥 Northwick Park Hospital is approximately 1.2 miles to the south east

Additional Information

- The accommodation and floor areas provided within these particulars were obtained from the Vendor and interested parties should satisfy themselves as to the layout and condition of the property and will be deemed to bid accordingly.

Planning

- Local Authority: London Borough of Harrow
Website: www.harrow.gov.uk

The property is offered with planning consent for the 'conversion of dwelling house to four flats (2 x 2 beds & 1 x 1 beds & 1 x studio flat); single storey side infill extension; conversion of garage to room; one rooflight in front roofslope; separate amenity space; boundary treatment; landscaping; bin/cycle storage; external alterations'.
Reference - P/4048/19
Date Granted - 27th May 2020

Allsop

Richard Adamson.
Tel: 0207 344 2614
Email: richard.adamson@allsop.co.uk

Sellers Solicitor

Judith Stacy.
Brecher LLP
Tel: +44 (0)20 7563 1030
Email: jstacy@brecher.co.uk

Flat	Floor	Accommodation	Approx GIA		Terms of Tenancy	Current Rent (PA)	EPC Rating	Council Tax Band
A	Ground Floor	Reception Room/Kitchen, Bedroom, further Room, Bathroom	58.3 sq m	628 sq ft	Assured Shorthold Tenancy for a term of 24 months from 1st March 2024	£21,600 p.a.	C	C
B	Ground and First Floors	Reception Room/Kitchen, Two Bedrooms, Shower Room, Bathroom	79.33 sq m	854 sq ft	Assured Shorthold Tenancy for a term of 36 months from 4th January 2022 (Holding Over)	£19,200 p.a.	C	C
C	First Floor	Reception Room/Kitchen, Two Bedrooms, Study, Bathroom	61.13 sq m	658 sq ft	Assured Shorthold Tenancy for a term of 24 months from 17th July 2024	£22,200 p.a.	C	C
D	Second Floor	Studio Flat with Separate Shower Room	36.76 sq m	396 sq ft	Assured Shorthold Tenancy for a term of 36 months from 4th December 2023	£15,600 p.a.	C	B
Total			235.52 sq m	2,535 sq ft	Total	£78,600 p.a.		

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Featured 1



Featured 2



Featured 3



Featured 4



Featured 5



Featured 6



Featured 7



Featured 8



Featured 9







Featured 12



Featured 13





Featured 15







Featured 18

























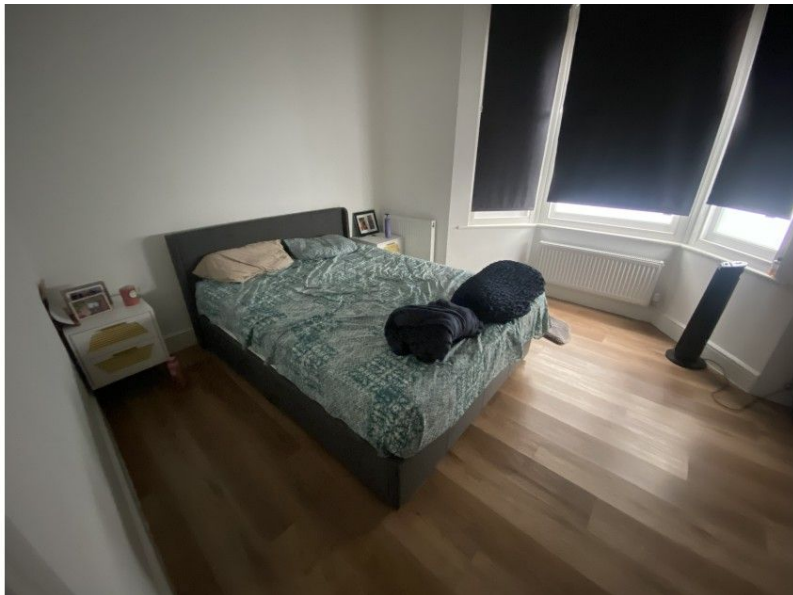
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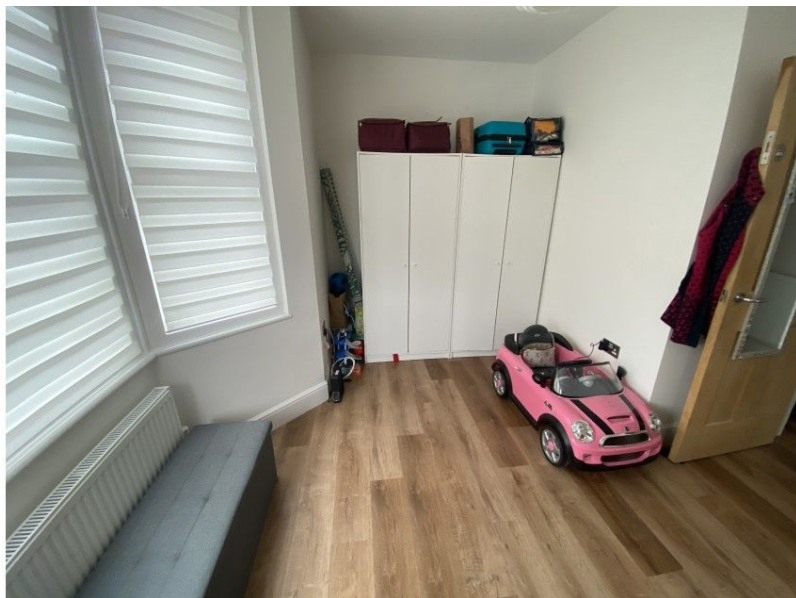






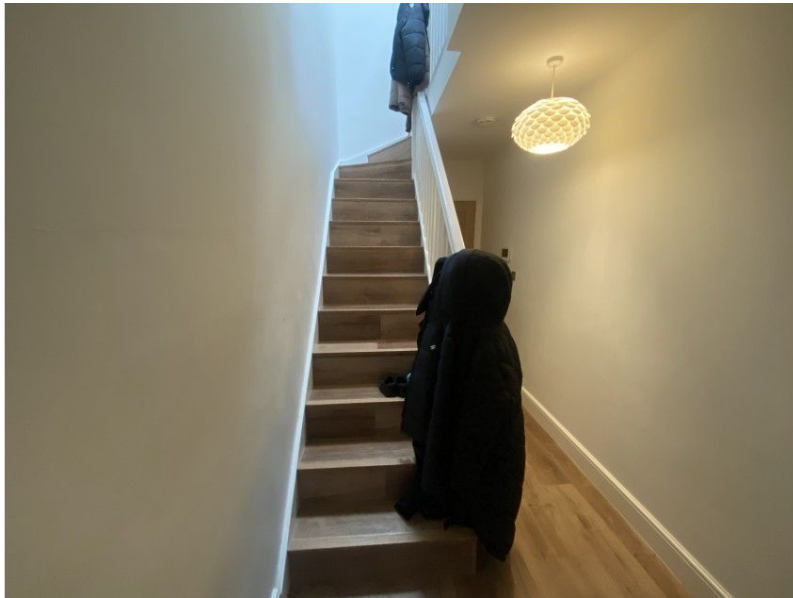












Disclaimer

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Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
6. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

7. The reserve price is the minimum price at which the Lot can be sold.
8. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

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9. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VAT

Commercial Auctions

- All Lots: Buyers Fee £1,500 excluding VAT

10. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

11. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

12. Please note that Lots may be sold or withdrawn at any time prior to auction.
 13. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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