

# LOT 85 - Harrow

Residential Auction - 30th July 2025

**allsop**



## INVESTMENT - Leasehold Self Contained Fifth Floor Flat

46 Bellow House, Gayton Road, Harrow, Greater London, HA1 2DQ



## LOT 85 - Harrow INVESTMENT - Leasehold Self Contained Fifth Floor Flat

46 Bellow House, Gayton Road, Harrow, Greater London, HA1 2DQ

GUIDE PRICE \*

**£350,000+**

Gross Initial Yield 8.06%

Residential - 30th July 2025

Live Stream

### Key Features

- **Subject to an Assured Shorthold Tenancy**
- Reception Room, Two Bedrooms (One with ensuite Shower Room), Reception Room/Kitchen, Bathroom
- Lease with approximately 241 years unexpired
- GIA (Source: EPC) approximately 89 sq m (958 sq ft)
- Private Balcony
- Harrow on the Hill Station (National Rail and Metropolitan Line) is approximately 0.3 miles to the west

Current Gross Rent Reserved

**£28,200 p.a. (equivalent)**

By Order of  
Receivers

### Tenure

Leasehold. Held on a lease for 250 years from 24th December 2016 at a ground rent of £400 per annum (to be reviewed every 5 years on an upwards-only basis linked to the RPI).



### Location

- 📍 The property is situated on the south side of Gayton Road, east of its junction with Station Road
- 🛍️ An eclectic range of shops, restaurants and amenities is readily accessible within walking distance in St Ann's Shopping Centre
- 🚉 Harrow on the Hill Station (National Rail and Metropolitan Line) is approximately 0.3 miles to the west
- 🛣️ The A312 is within easy reach, providing access to the A40 in the south, in turn leading to the M25 motorway in the west and Central London to the east
- 🌳 The open spaces of Lowlands Recreation Ground, The Grove Open Space and Harrow Recreation Ground are all within reach
- 🏥 Northwick Park Hospital is approximately 0.8 miles to the south east

### Additional Information

- Allsop have not measured the property. The floor areas have been obtained from the EPC Register

### Allsop

Harry Barlow.

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Schedule

Flat	Floor	Accommodation	Approx GIA		Terms of Tenancy	Current Rent (PA)	EPC Register	Council Tax Band
46	Fifth Floor	Reception Room, Two Bedrooms (One with ensuite Shower Room), Reception Room/Kitchen, Bathroom	89 sq m	958 sq ft	Assured Shorthold Tenancy for a term of 12 months from 6th September 2024	£28,200 p.a.	B	E

Allsop have not measured the property. The floor areas have been obtained from the EPC Register

## Featured 1





Featured 2





Featured 3



## Featured 4





Featured 5





## Featured 6



Featured 7





## Featured 8



## Featured 9





## Featured 10







## Featured 12



## Featured 13



























## Featured 21





















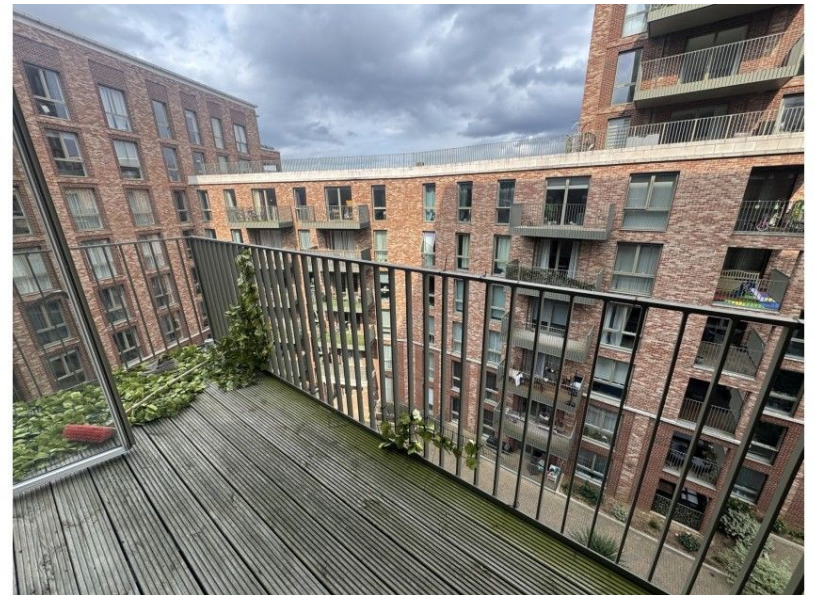
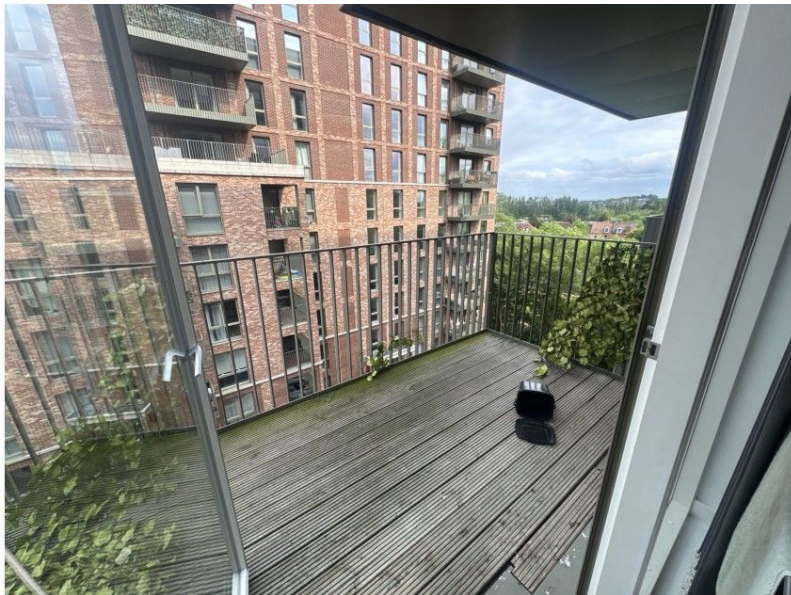




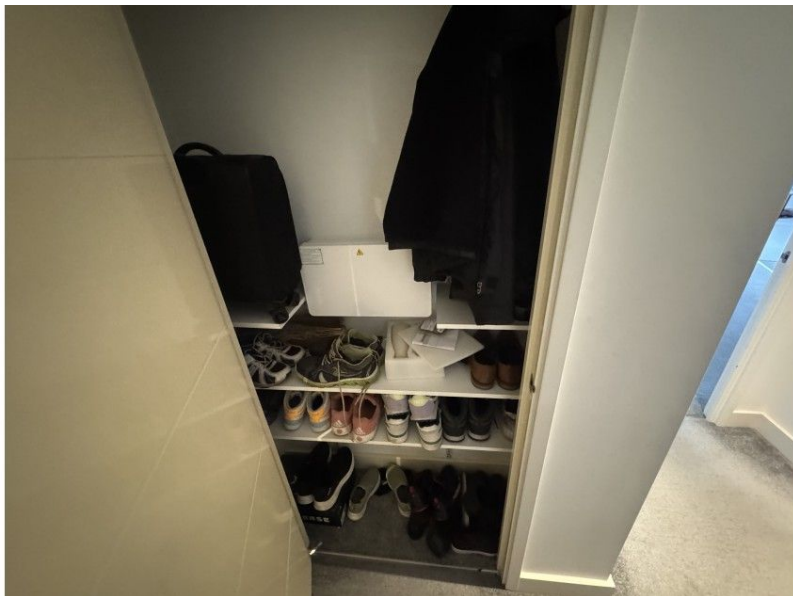
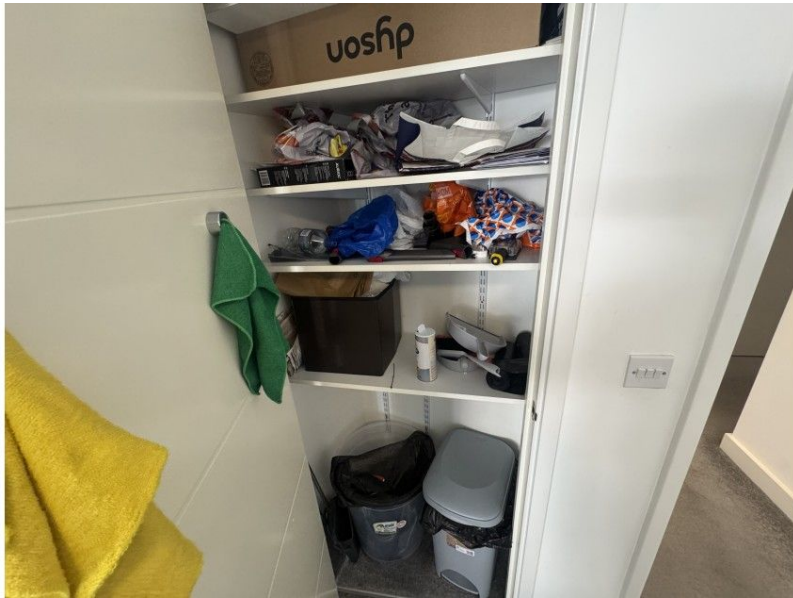














## Disclaimer

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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.

#### Buyers' fees, Seller's fees and additional charges

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

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- Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
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##### 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.
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