

# Lot 37

21a Devonshire Road,  
Pinner, HA5 4LY

**GUIDE PRICE: £200,000 PLUS**



## GROUND FLOOR TWO BEDROOM FLAT WITH GARDEN PRODUCING INCOME

This ground floor flat forms part of a converted detached building in a prestigious location. The property benefits from gas-fired central heating and double glazing, and is presented in very good decorative order throughout, inclusive of a fitted kitchen and bathroom. The property also has its own section of garden and parking facilities. The apartment is currently let on an assured shorthold tenancy until July 2008 at a rental income of £800 pcm (£9600 pa) and the property is sold with the benefit of this investment income.

### ACCOMMODATION

Communal hallway, entrance hall, bedroom one: 13'5 x 8', bedroom two: 11'7 x 11 (L-shaped), open plan kitchen/lounge 15'6 x 14', bathroom, own section of garden, parking.

### TENURE

Leasehold.

### LOCAL AUTHORITY

London Borough of Harrow: 020 8863 5611  
Council Tax Band: C

### VENDORS SOLICITORS

Salesha Jackson  
S Jackson & Co  
2nd Floor, Norwich Union House, Bakers Road, Uxbridge, Middx UB8 1RG  
01895 256777

### VIEWING TIMES

31st January @ 3.30pm	8th February @ 1.45pm
2nd February @ 1.30pm	13th February @ 12.45pm
6th February @ 11.45am	Please call the Auctioneers to confirm.

STARTING BID

NOTES

FINAL BID

SOLD ■

UNSOLD ■

SOLD PRIOR ■

WITHDRAWN ■