Palace Auctions London

LOT 54



LET RESIDENTIAL INVESTMENT · FOR SALE BY AUCTION · 28 OCTOBER 2026

37 Harp Island Close

Neasden, London NW10 0DF

GUIDE PRICE	RENT	GROSS YIELD	ACCOMMODATION
£190,000	**£21,000**	**c. 11%**	**2 bed**
Leasehold · no ground rent	per annum (c. £1,750 pcm)	at the guide price	ground floor · garden

A two-bedroom ground floor flat in a modern purpose-built block near the Welsh Harp, with patio doors to the rear garden and residents' parking, let at about £1,750 a month.

Auction: Wednesday 28 October 2026, 1.00 pm · Claridge's, Mayfair, London

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The investment

A high-yielding buy-to-let in north-west London, producing about **£21,000 a year** – a gross yield of about **11%** at the guide price.

37 Harp Island Close is a two-bedroom ground floor flat in a modern purpose-built block in a quiet close in Neasden, London Borough of Brent, close to the Welsh Harp Reservoir. The flat has an entrance hall, a reception room with patio doors to the rear garden, a fitted kitchen with a breakfast bar, two bedrooms – the main bedroom with a dressing area and fitted double wardrobe – and a shower room. Outside there is residents' parking to the front.

The flat is let at about **£1,750 a month**. There is **no ground rent**, and the service charge is about £1,507 a year. Full tenancy and lease details are in the legal pack.

Key features

- Let at about £1,750 a month – c. 11% gross
- Two-bedroom ground floor flat
- Reception room with patio doors to the garden
- Fitted kitchen with breakfast bar
- Main bedroom with dressing area and wardrobe
- No ground rent · service charge c. £1,507 pa
- Residents' parking to the front
- Jubilee line at Neasden about 0.8 miles

Property summary

Tenure	Leasehold – see legal pack
Floor	Ground floor
Accommodation	Reception, kitchen, 2 bedrooms, shower room
Rent	c. £1,750 pcm / £21,000 pa
Ground rent	None
Service charge	About £1,507 a year
Heating	Electric storage heaters
EPC / council tax	C / Band C







Accommodation

Entrance hall	Storage cupboard, entryphone
Reception room	5.41 × 3.05 m (17'9" × 10'0")
Kitchen	2.36 × 2.21 m (7'9" × 7'3")
Bedroom 1	3.37 × 2.57 m (11'1" × 8'5")
Bedroom 2	3.28 × 1.83 m (10'9" × 6'0")
Shower room	Shower, basin and WC

The flat is reached through a secure communal entrance. Inside, the hallway has wood laminate flooring and a storage cupboard. The reception room has patio doors opening onto a paved patio and the gardens to the rear. The kitchen is fitted with wall and base units, a freestanding electric cooker with extractor hood, and space for a washing machine. The main bedroom has a dressing area with a fitted double wardrobe.











Location

Harp Island Close is a quiet residential close in Neasden, beside the Welsh Harp Reservoir and open space, with Wembley, Brent Cross and the shops of Neasden and Kingsbury close by.

Transport

- **Neasden** (Jubilee line) – about 0.8 miles
- **Wembley Park** (Jubilee and Metropolitan lines) nearby
- Bond Street in about 20–25 minutes
- A406 North Circular close by

Local amenities

- Welsh Harp Reservoir and Quainton Street Open Space
- Schools including Wykeham Primary and St Margaret Clitherow RC Primary
- Brent Cross and Wembley shopping nearby

Auction information

Date and venue	Wednesday 28 October 2026 at 1.00 pm, The St James Room, Claridge's, Brook Street, Mayfair, London W1K 4HR – Lot 54
How to bid	In the room, online, by telephone or by proxy. Registration and anti-money laundering checks must be completed before bidding. Online bidders pay a £2,000 security deposit, refunded to unsuccessful bidders within 48 hours
Guide price	£190,000
Tenure	Leasehold, sold subject to the existing tenancy. Lease details are in the legal pack
VAT	VAT is not payable on the sale price
Legal pack	Available to registered bidders, with the auction addendum. Buyers must review it and carry out their own due diligence
Viewing	Strictly by appointment with Palace Auctions London, with at least 72 hours' notice as the flat is let

Buyer's costs

Item	Amount	When payable
Deposit	10% of the purchase price	On exchange at the auction
Buyer's premium	2% of the purchase price (minimum £2,000) plus VAT	On exchange at the auction
Contract documents charge	£850 plus VAT	On exchange at the auction
Stamp Duty Land Tax and your own legal costs	As applicable	On completion

Any other charges payable by the buyer are set out in the Special Conditions of Sale and the addendum.

Guide price and important notice

The guide price is an indication of the seller's current minimum acceptable price at auction; the reserve will not exceed a single-figure guide by more than 10%, and both may change up to the auction. These particulars are a general guide and do not form part of any contract. Measurements, distances, income and outgoings are approximate or supplied by the seller and must be verified by buyers through the legal pack, inspection and their own enquiries. Photographs are for illustration only and furniture shown is not necessarily included. All sales are subject to the RICS Common Auction Conditions, the Palace Auctions General Conditions of Sale and the Special Conditions of Sale. The contract is unconditional and exchange takes place on the fall of the hammer.

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