Palace Auctions London

LOT 55



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

239 Beverley Drive

Queensbury, Harrow, London HA8 5NL

GUIDE PRICE	RENT	GROSS YIELD	ACCOMMODATION
£210,000	**£14,580**	**c. 6.9%**	**2 bed**
Leasehold · c. 78 years	per annum (£1,215 pcm)	at the guide price	c. 484 sq ft · balcony

A let two-bedroom purpose-built flat in a well-kept red-brick block in Queensbury, north-west London, producing £1,215 a month and about five minutes' walk from Queensbury Underground station on the Jubilee line.

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

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The investment

A ready-made buy-to-let on the Jubilee line in Queensbury, let at **£1,215 a month (£14,580 a year)** – a gross yield of about **6.9%** at the guide price.

239 Beverley Drive is a two-bedroom purpose-built flat on the middle floor of an attractive three-storey red-brick block on Beverley Drive, Queensbury. The flat extends to about 484 sq ft (45 sq m) and has a hallway, a reception room overlooking the communal gardens, two bedrooms, a separate fitted kitchen with a door out to a balcony, and a bathroom.

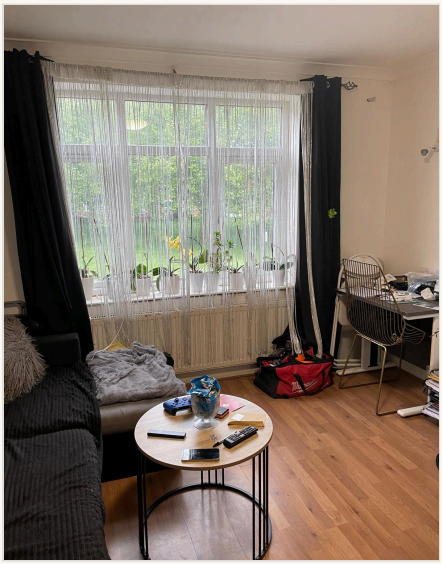
The flat is let on a rolling assured shorthold tenancy. The rent of £1,215 a month sits below typical levels for the area, which offers a buyer potential to grow the income over time, subject to the tenancy terms. The lease has about 78 years remaining – under 80 years, so a buyer may wish to look at a lease extension, which can add value.

Key features

- Let at £1,215 a month – c. 6.9% gross
- Two-bedroom flat of about 484 sq ft
- Reception room overlooking communal gardens
- Two bedrooms and separate fitted kitchen
- Balcony off the kitchen
- EPC rating C · council tax band C
- About 78 years remaining on the lease
- About 5 minutes' walk to Queensbury (Jubilee line)

Property summary

Tenure	Leasehold, c. 78 years remaining
Floor	Middle floor of a three-storey block
Floor area	c. 484 sq ft / 45 sq m
Tenancy	Rolling assured shorthold
Rent	£1,215 pcm / £14,580 pa
Service charge	About £1,976 a year
Ground rent	About £75 a year (to be confirmed)
EPC / council tax	C / Band C







The flat

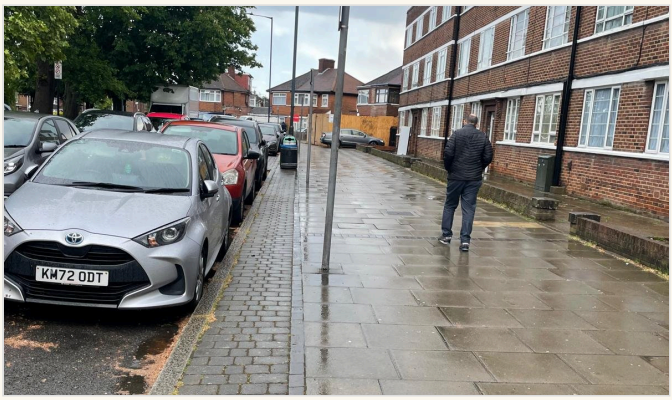
The flat is entered through a hallway with wood-effect flooring and storage. The reception room has a large window looking over the communal gardens to the rear, and both bedrooms have good natural light. The kitchen is fitted with wall and base units, a gas hob with extractor, an oven and space for a washing machine, with a glazed door opening onto the balcony. The bathroom is fully tiled, with a bath, basin and WC. The block is set behind a wide paved forecourt, with on-street parking on Beverley Drive.











Location

Queensbury is a popular residential suburb of north-west London, with shops, cafés and supermarkets around Queensbury station and Queensbury Retail Park, and Edgware, Harrow and Brent Cross close by. Open space includes Queensbury Park, Canons Park and Fryent Country Park.

Transport

- **Queensbury** (Jubilee line, Zone 4) – about 5 minutes' walk
- Direct to Baker Street, Bond Street, Westminster and Canary Wharf
- Bus routes 79, 114, 288 and 324, plus the N98 night bus
- A406 North Circular, M1 and A1 within easy reach

Local amenities

- Queensbury Retail Park and local shops
- Primary schools including Goldbeaters, Krishna Avanti and Camrose, and Canons High School
- Northwick Park Hospital and local GP surgeries

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 55
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	£210,000
Tenure	Leasehold, about 78 years remaining. Sold subject to the existing assured shorthold tenancy
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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