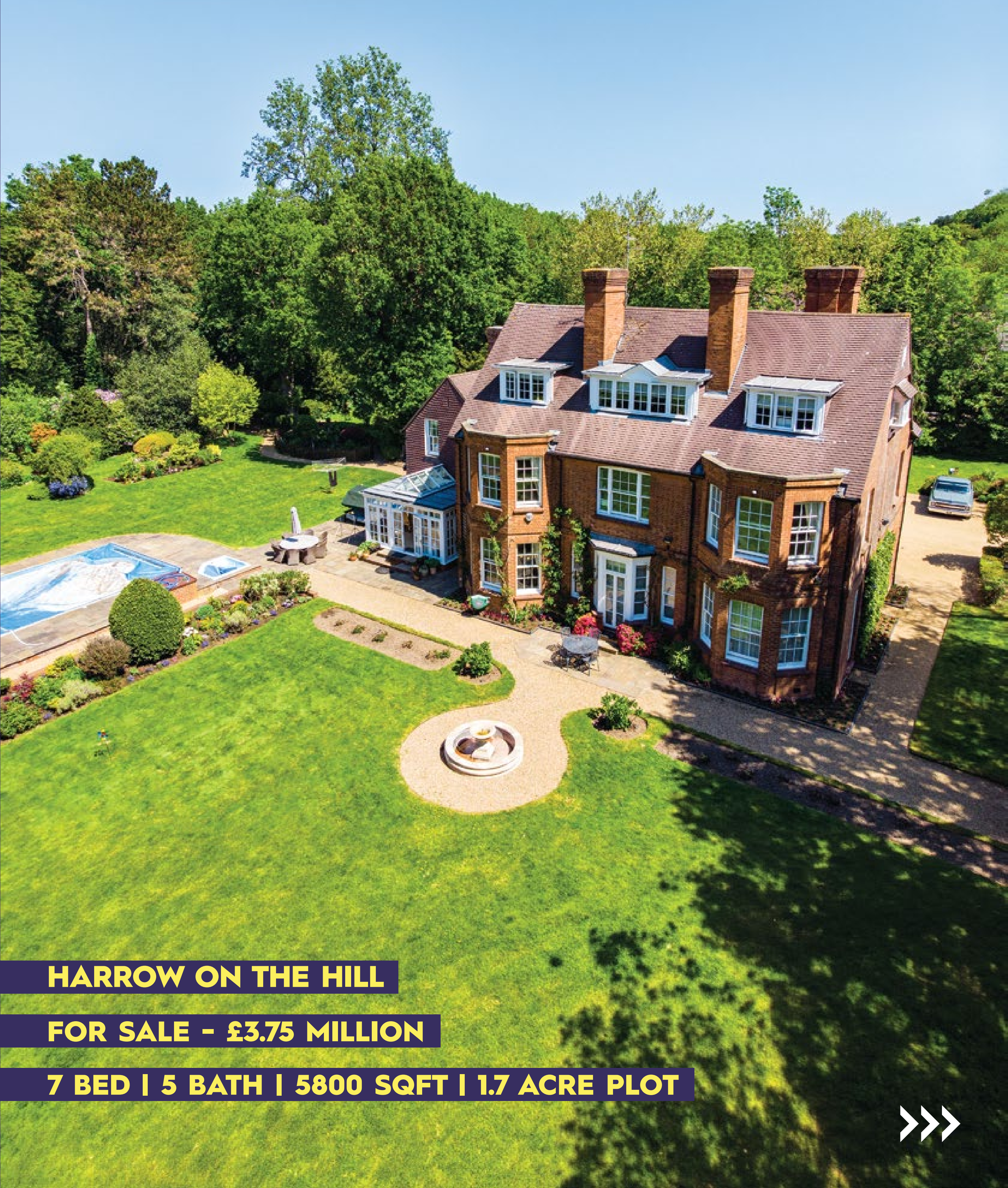
HARROW
PROPERTY BULLETIN
Harrow Edition

EmpireChase
ESTATE AGENTS
Taking You To The Crown

JUNE/JULY 2026



HARROW ON THE HILL

FOR SALE - £3.75 MILLION

7 BED | 5 BATH | 5800 SQFT | 1.7 ACRE PLOT

BREAKING NEWS FOR HARROW LANDLORDS

Harrow Council has introduced a Selective Licensing Scheme, requiring landlords of privately rented properties within designated wards to obtain a Selective Licence.

The total licence fee is £786 per property, comprising £686 Administration Fee and £100 Management and Enforcement Fee.

Under Part 3 of the Housing Act 2004, the following wards have been designated for Selective Licensing:

- Edgware – effective from 2 May 2026
- Roxeth – effective from 2 May 2026
- Greenhill – effective from 6 July 2026
- Marlborough – effective from 6 July 2026
- Wealdstone North – effective from 1 September 2026
- Wealdstone South – effective from 1 September 2026

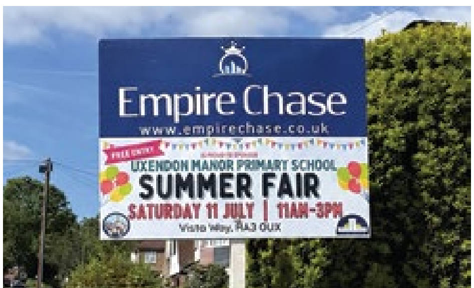
Landlords with properties located in these wards should ensure they apply for the required licence before the relevant implementation date.

For further information, please visit the Harrow Council Private Rented Sector Licensing page:
https://www.harrow.gov.uk/licences/selective-licensing/5

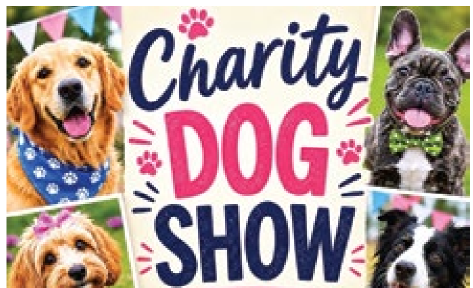
Alternatively, if you require assistance with the application process, please contact our Lettings Compliance Manager, Rasheda, at rasheda@empirechase.co.uk or call 020 8422 2772.

COMMUNITY EVENTS SPONSORED BY EMPIRE CHASE THIS SEASON

ORLEY FARM SCHOOL SUMMER FAIR



UXENDON MANOR SCHOOL SUMMER FAIR



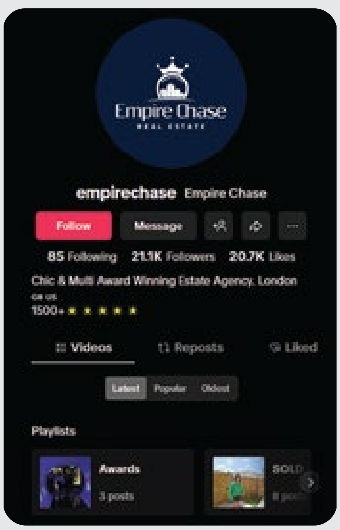
NORTHWICK PARK COMMUNITY GARDENS

Check our social media pages for exclusive property listings, special deals, and early access opportunities. Many of our properties are featured on social media up to two weeks before they appear on Rightmove and Zoopla.

Don't miss out, follow us today and be the first to discover new homes, investment opportunities, and exclusive offers.

@EMPIRE_CHASE

FOLLOW US



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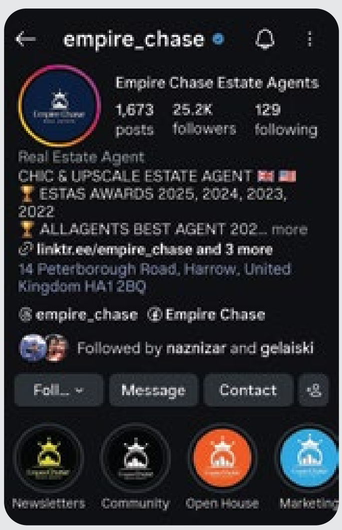
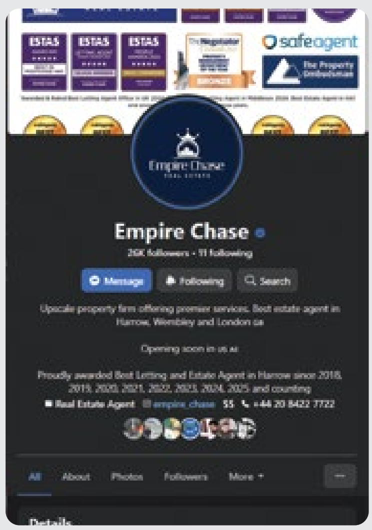


INSTAGRAM



FACEBOOK

PROPERTY IS STILL A SECURE INVESTMENT IN A VOLATILE WORLD

Investing in buy-to-let apartments spread across multiple buildings is becoming increasingly challenging. Rising service charges, management issues, and building compliance costs can significantly impact returns.

Instead, it may be time to consider consolidating your portfolio and investing in your own purpose-built rental (PRS) block.

We currently have a number of excellent off-market opportunities available. For example, we are sourcing adjoining properties on established roads such as Pinner Road and Kenton Road that offer the potential for redevelopment into 16–20 apartments, subject to obtaining the necessary planning consent.

By owning an entire block, you gain greater control over your investment. There are no third-party freeholders, no escalating service charges imposed by external management companies, and none of the cladding-related complications that have affected many apartment developments in recent years.

For investors seeking long-term income and capital growth, owning and managing an entire residential block can provide a more efficient and scalable investment strategy than holding individual apartments across multiple locations. If you would like to discuss the off-market opportunities currently available, please contact our sales team for a confidential conversation.

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MY FLAT ISN'T SELLING. I HAVE HELP TO BUY AND HIGH SERVICE CHARGES. WHAT ARE MY OPTIONS?

This is a conversation we're having more and more often.

Many flat owners bought their property using the Help to Buy scheme when the market was booming. At the time, it seemed like a fantastic opportunity. Fast forward a few years, and some owners are finding themselves trapped.

Their fixed-rate mortgage has ended, service charges have increased significantly, and when they put the flat on the market, there's little or no interest.

So what are your options?

Firstly, don't panic. There are still buyers in the market, but they are being much more selective. High service charges and high mortgage interest can put buyers off, especially when they compare the monthly costs with owning a house.

If your flat isn't selling, it may be worth reviewing the asking price. The market decides value, not the estate agent or the seller. A realistic asking price will generate more interest.

Secondly, consider renting the property out. Many Help to Buy loans have now been repaid or are in a position where owners can refinance. Renting may allow you to cover your mortgage while waiting for market conditions to improve. If you still have a Help to Buy Loan or a residential mortgage, you may be able to obtain consent to let. Contact Help to Buy and your mortgage lender to discuss your circumstances and request permission to rent out the property.

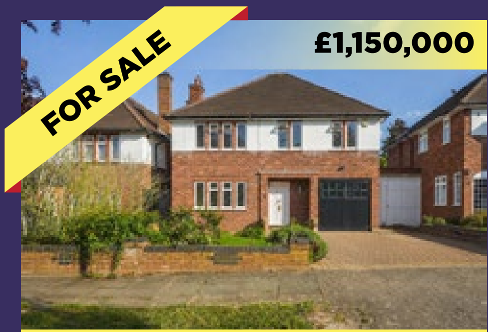
Another option is to explore whether a cash buyer or investor may be interested. Whilst the price achieved may be lower than you had hoped for, it could provide a clean exit and remove the ongoing burden of service charges and mortgage payments.

Finally, think about the bigger picture. If you're paying thousands of pounds a year in service charges, ground rent and maintenance costs, ask yourself whether that money could be better invested elsewhere.

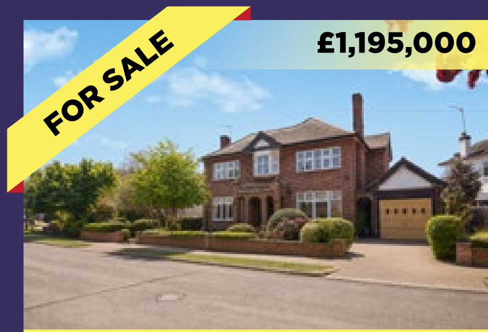
Every situation is different. The key is to understand your options before making a decision.

If your flat isn't selling and you'd like an honest assessment of your position, contact us. We will be happy to discuss the options available and help you find the best way forward.

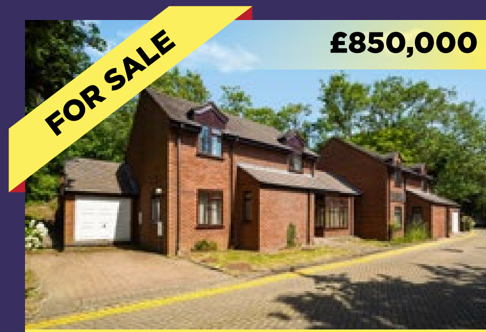
HOT FEATURED LISTINGS



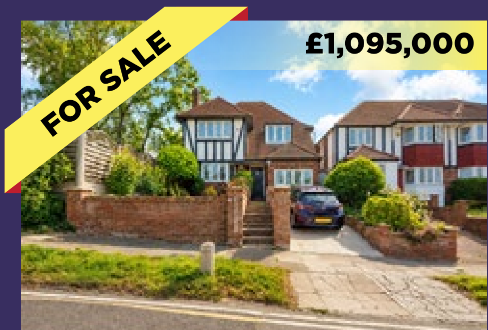
Amery Road, Harrow



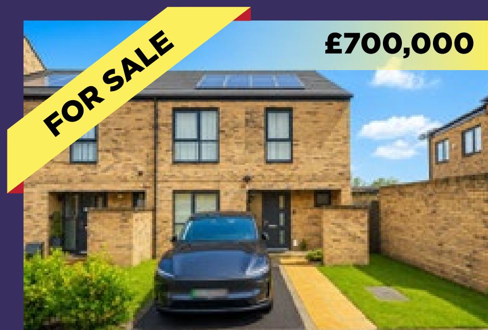
Amery Road, Harrow



Harrow Fields Gardens, Harrow



Barn Rise, Wembley



Lange Road, Harrow

Pebworth Road, Harrow

Amery Road, Harrow

Littleton Crescent, Harrow

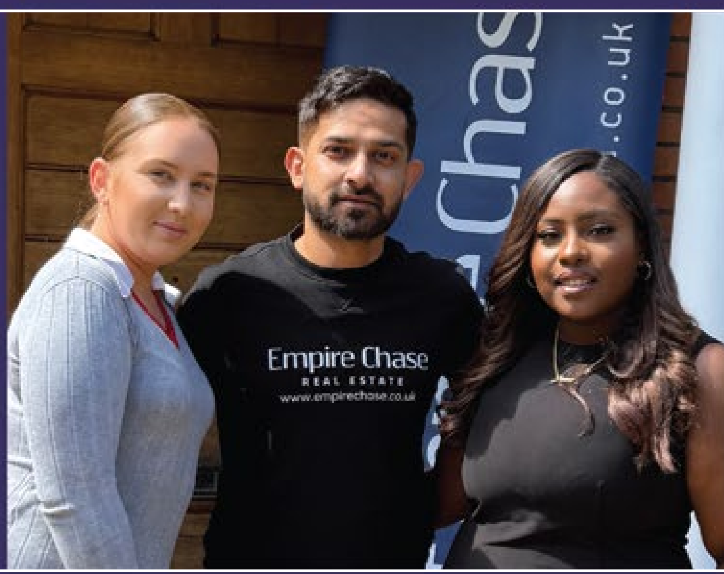
Lowick Road, Harrow

"

A great team, Naz Justyna and Jessica, a great team of people who were there for me at all times right through the selling of my home.
They actually cared.
Great communication and reassurance and patience.
Thank you.
Highly recommended.

"

Claire Anderson (Seller)
★★★★★



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