

London NW10 Ground Floor Flat, 57 Oldfield Road, Dollis Hill NW10 9UD

BY ORDER OF A HOUSING ASSOCIATION

Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from 1st January 2015 at an initial ground rent of £100 per annum.

Location

The property is situated on Oldfield Road close to its junction with Essex Road. Local amenities are situated on Church Road. Brent Cross Shopping Centre is located approximately 3.6 miles to the north-east. Dollis Hill Underground Station (Jubilee Line) is located approximately 1.3 miles to the north-east. Church Road (A407) provides access to the A404 and in turn the North Circular Road (A406). Gibbons Recreational Ground is nearby.

Description

The property comprises a self-contained ground floor flat situated within a mid terrace building arranged over ground and first floors beneath a pitched roof. The property benefits from a rear garden.

A Leasehold Self-Contained Ground Floor Garden Flat

Accommodation

Reception Room, Bedroom, Kitchen and Shower Room with WC and wash basin

To View

The property will be open for viewing every Thursday and Saturday before the Auction between 12 noon – 12.30 p.m. These are open viewing times with no need to register. (Ref: UD).

Vacant Possession

VACANT – Leasehold Flat



Leiston Former Leiston Constitutional Club, Waterloo Avenue, Suffolk IP16 4HE

Tenure

Freehold.

Location

The property is situated on Waterloo Avenue to the west of its junction with Station Road (B1122). Local shops and amenities are available within Leiston. The more extensive shopping facilities of Ipswich are to the south. The B1122 provides access to the A12 and in turn the A47. Suffolk Coast National Nature Reserve is located to the north.

Description

The property comprises a former constitutional club arranged over ground and first floors beneath a pitched roof. The property benefits from a garage and two sheds.

Accommodation

Ground Floor – Three Bar Areas, Male and Female Toilets, Hall with Toilets and a Kitchen, Snooker Room

First Floor – Three Bedrooms, Reception Room, Kitchen/Diner, Bathroom/WC

NB: The first floor was not internally inspected by Allsop. The information was provided by the caretaker.

A Freehold Former Constitutional Club occupying a Site extending to Approximately 0.127 Hectares (0.314 Acres). Possible Potential for Development subject to obtaining all necessary consents

Site Area Approximately 0.127 Hectares (0.314 Acres)

Planning

Local Planning Authority:
Suffolk Coastal District Council.
Tel: 01394 383789.

The property may afford potential for development subject to obtaining all necessary consents. Architects plans have been drawn up for a scheme of 19 flats (6 x one bedroom, 10 x two bedroom and 3 x three bedroom). Prospective purchasers are deemed to make their own enquiries in this respect. Copies of the plans are available upon request. Please email zoe.baxter@allsop.co.uk.

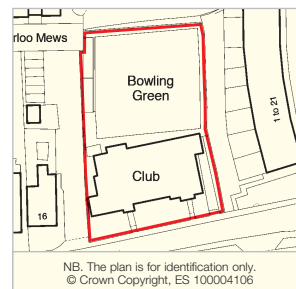
To View

The property will be open for viewing every Monday and Friday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Sprake Kingsley (Ref: NK).
Tel: 01986 892721.
Email: nkingsley@sprakekingsley.co.uk

Vacant on Completion



NB. The plan is for identification only.
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VACANT – Freehold Building/Development



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.