

## London N11 Flat 34 Parkdale, Bounds Green Road, Bounds Green N11 2HB



BY ORDER OF THE LONDON DIOCESAN FUND  
(A REGISTERED CHARITY)

### Tenure

Leasehold/Share of Freehold. The property is held on a lease for a term of 99 years from 25th December 1964 (with share of Freehold) at a current ground rent of £26.50 per annum. Following enfranchisement, the Seller is entitled to extend the lease term upon payment of the Management Company's legal fees. No further premium is payable. The Seller has begun the legal process for the extension and the fees will be at the Buyer's expense.

### Location

The property is situated on the north-eastern side of Bounds Green Road close to its junction with Passmore Gardens and Warwick Road. Local shops and amenities are within a few minutes' walk. The A406 (North Circular Road) is close by and provides access to the A1. Underground services run from Bounds Green Station. The open spaces of Scout Park are within reach.

## A Leasehold/Share of Freehold Self-Contained Purpose Built Ground Floor Garden Flat with Integral Garage

### Description

The property comprises a self-contained ground floor flat situated in a purpose built block arranged beneath a pitched roof. There are front and rear gardens, together with an integral garage.

### Accommodation

**Ground Floor** – Reception Room, Bedroom, Kitchen, Bathroom, Access to Rear Garden, Integral Garage

### Planning

Local Planning Authority: Haringey Council.  
Tel: 0208 489 0000.  
The property may afford potential to convert the garage into a further room, subject to obtaining all necessary consents.

### To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 10.45 – 11.15 a.m. These are open viewing times with no need to register. (Ref: UD).

### Seller's Solicitor

Messrs Fladgate LLP (Ref: LM).  
Tel: 0203 036 7218.  
Email: lmcandle@fladgate.com

## Vacant Possession



VACANT – Leasehold Flat

## Stoney Stratford 'The Lindens' 15-17 London Road, Nr Milton Keynes, Buckinghamshire MK11 1JA



ON THE INSTRUCTIONS OF NHS PROPERTY  
SERVICES LIMITED

### Tenure

Freehold.

### Location

The property is situated on the north-east side of London Road close to its junction with Wolverton Road and just to the south-east of the historic coaching town of Stoney Stratford with its High Street shops being within walking distance. The more extensive amenities of Milton Keynes including its shopping malls and leisure facilities are accessible to the south-east. Rail services run from Milton Keynes Central Station and the A5 and M1 motorway are accessible. The open spaces of Ouse Valley Park are within easy reach and Silverstone Circuit, home to the British Grand Prix is approximately 8 miles to the west. The A422, A508 and A5 are all accessible.

### Description

The property comprises two adjoining semi-detached buildings that have been altered and extended to provide a single property that was most recently used as a care home. The property is arranged over ground and first floors beneath a pitched roof and affords potential for sub-division subject to obtaining all necessary consents. Externally there is forecourt car parking to the front with gardens to the rear. The property occupies a site extending to approximately 0.08 hectares (0.2 acres).

## A Freehold Detached Former Care Home extending (GIA) to approximately 202 sq m (2,185 sq ft). Possible Potential for Sub-Division to provide Two Semi-Detached Houses subject to obtaining all necessary consents

### Accommodation

**Ground Floor** – Entrance Hall, Admin Office, Kitchen, Store Room, Reception Room/Conservatory, Meeting Room, Lobby, Clinic Room, WC

GIA Approximately 122 sq m (1,323 sq ft)

**First Floor** – Landing, Six Bedrooms, One Bathroom/WC, One Shower Room/WC

GIA Approximately 80 sq m (862 sq ft)

**Total GIA Approximately 202 sq m (2,185 sq ft)**

### Planning

Local Planning Authority: Stoney Stratford Town Council.  
Tel: 01908 566726.

The property may afford potential for sub-division to provide two semi-detached houses subject to obtaining all necessary consents.

### VAT

VAT is NOT applicable to this lot.

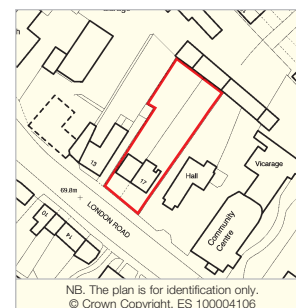
### To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 12.30 – 1.00 p.m. These are open viewing times with no need to register. (Ref: MW).

### Seller's Solicitor

Messrs Bevan Brittan (Ref: R Harrison).  
Tel: 0117 918 8500.  
Email: nhspssauctions@bevanbrittan.com

## Vacant Possession



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



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.alltop.co.uk](http://www.alltop.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.