

## London NW9

### 20 Hayland Close, Kingsbury NW9 0LH

#### Tenure

Leasehold. The property is held on a lease for a term of 125 years from the date of completion at an initial ground rent of £250 per annum.

#### Location

The property is situated on the east side of Hayland Close, a cul-de-sac, to the south of its junction with Hay Lane. Local shops and amenities are available along Edgware Road (A5) to the east. Local bus routes run along Edgware Road (A5) and Underground services run from Colindale Station (Northern Line) to the north-east and from Kingsbury Station (Jubilee Line) to the west. The A5 provides access to the North Circular Road (A406) and the M1 Motorway. The open spaces of Fryent Country Park and West Hendon Playing Field are within easy reach.

### A Leasehold Self-Contained Ground Floor Two Bedroom Flat with Rear Garden

#### Description

The property comprises a self-contained ground floor flat situated within a semi-detached building arranged over ground and first floors beneath a pitched roof. The property benefits from front and rear gardens.

#### Accommodation

**Ground Floor** – Reception Room, Two Bedrooms, Kitchen (not fitted), Bathroom/WC and wash basin

#### 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: UD).

#### Seller's Solicitor

Messrs Sandhill Solicitors (Ref: M Suleman Esq).  
Tel: 0161 249 2280.  
Email: [suleman@sandhillsolicitors.co.uk](mailto:suleman@sandhillsolicitors.co.uk)

### Vacant Possession

### VACANT – Leasehold Flat



55  
LOT

## Cookham

### Land at Winter Hill, Maidenhead, Berkshire SL6 9TT

#### Tenure

Freehold.

#### Location

The property is located on the north-west side of Winter Hill, to the north-east of its junction with Quarry Wood Road. Local shops and amenities are readily available in Cookham, with the extensive facilities of London being accessible to the east. Communications are afforded by Maidenhead Rail Station and the nearby A404, which provides access to the M40 and M4 Motorways. The open spaces of Riverwoods are close by.

#### Description

The property comprises a roughly rectangular shaped site extending to approximately 41,294 sq ft (0.948 acres). Access to the site is via Gibraltar Lane, Quarry Wood Road and Winter Hill.

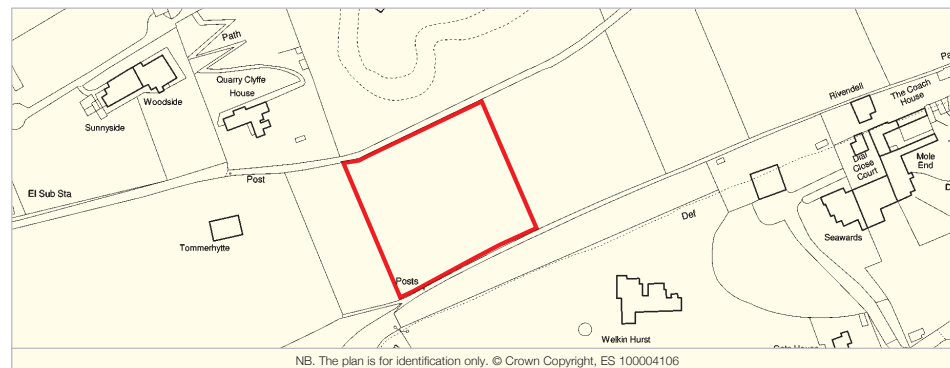
### A Freehold Site extending to Approximately 41,294 sq ft (0.948 Acres). Possible potential subject to obtaining all necessary consents

#### Accommodation

**Site Area** Approximately 41,294 sq ft  
(0.948 Acres)

#### Note

The promap and aerial view are for identification purposes only. Buyers should rely on the title documents contained within the legal pack and are deemed to bid accordingly.



### VACANT – Freehold Site

56  
LOT

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 £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.