

**London SE27**  
**Ground Floor Flat,**  
**89 Casewick Road,**  
**West Norwood**  
**SE27 0TA**

**BY ORDER OF A HOUSING ASSOCIATION**

**Tenure**  
Leasehold. The property is to be held on a new lease for a term of 99 years from completion at an initial ground rent of £240 per annum.

**Location**  
The property is situated on the south-east side of Casewick Road, to the south-west of its junction with Tredwell Road. Local amenities are available in West Norwood, with the further facilities of Streatham being accessible to the west. Rail services run from West Norwood Station and both the A23 and A205 (South Circular Road) are within reach. The open spaces of both Streatham Common and Norwood Park are accessible.

**Description**  
The property comprises a self-contained flat situated on the ground floor of a mid terrace building arranged over ground and first floors beneath a pitched slate clad roof. The property benefits from a rear garden.

**A Leasehold Self-Contained Ground Floor Flat**

**Accommodation**  
Reception Room, Bedroom, Kitchen, Bathroom with wash basin, WC

**To View**  
The property will be open for viewing every Monday and Saturday before the Auction between 2.00 – 2.30 p.m. These are open viewing times with no need to register. (Ref: UD).

**Vacant Possession**

**VACANT – Leasehold Flat**



**Shoeburyness**  
**3-7,9,10 & 15-18**  
**The Cottages,**  
**Thorpe Green Mews,**  
**1-18 (exc. 13) Ash Court,**  
**1-18 (exc. 13) Beech Lodge and**  
**2,4,6,7,9,11,12,14,15,17,**  
**19,21 & 23**  
**Rosewood Lane,**  
**Thorpe Green Estate,**  
**Rosewood Lane,**  
**Essex**  
**SS3 9FA**

**BY ORDER OF JOINT LIQUIDATORS**

**Tenure**  
Freehold.

**Location**  
The properties are located off Rosewood Lane which is to the north of Campfield Road. A good range of local shops and amenities is available nearby. The further facilities of Southend-on-Sea town centre are accessible and the seafront/beach is also within reach. Rail services run from Shoeburyness Station which is approximately 5 minutes' walk to the east. London Southend Airport is approximately 6.5 miles to the north. The open spaces of

**A Freehold Ground Rent Investment secured upon a Total of Twenty-Four Houses and Thirty-Four Self-Contained Flats**

Shoebury Park are to the north.

**Description**  
The property comprises a freehold ground rent investment secured upon a total of twenty-four houses and thirty-four self-contained flats.

**Tenancies**  
A schedule of Tenancies is set out opposite.



**Seller's Solicitor**  
BTMK Solicitors (Ref: SC).  
Tel: 01702 339222.  
Email: sean.callaghan@btmk.co.uk

**Total Current Rent Reserved £4,090 per annum**

**INVESTMENT – Freehold Ground Rent**



2, 4, & 6 Rosewood Lane



7, 9, 11, 15, 17, 19, 21 & 23 Rosewood Lane



3, 4, 5, 6, 7 & 9 The Cottages



15-18 The Cottages

Flat	Terms of Tenancy	Years Unexpired	Current Ground Rent Reserved £ p.a.
3, 4, 5, 6, 7, 9, 10, 15, 16, 17 and 18 The Cottages	Each subject to a lease for a term of 199 years from 1st July 1983	165 years unexpired	£770 p.a.
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17 and 18 Ash Court	Each subject to a lease for a term of 199 years from 1st July 1983	165 years unexpired	£1,360 p.a.
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17 and 18 Beech Lodge	Each subject to a lease for a term of 199 years from 1st July 1983	165 years unexpired	£1,360 p.a.
11, 12, 14, 15, 21 and 23 Rosewood Lane	Each subject to a lease for a term of 199 years from 1st July 1983	165 years unexpired	£600 p.a.

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