

Hounslow

662 London Road, Middlesex TW3 1PG

BY ORDER OF EXECUTORS

A Leasehold Self-Contained Second Floor Flat subject to an Assured Shorthold Tenancy

Tenure

Leasehold. The property is held on a lease for a term of 99 years from 31st December 1996 (thus having approximately 81 years unexpired).

Location

The property is located on the north side of London Road. An extensive range of local shops and amenities are available close by on London Road. The A4 is easily accessible and provides excellent access into central London or alternatively to the west. Communications are afforded by Hounslow East Underground Station via the Piccadilly Line. The open spaces of Inwood Park are within walking distance.

Description

The property comprises a self-contained flat situated on the second floor of a purpose built building arranged over ground and three upper floors.



Accommodation

The property was not internally inspected by Allsop. The following information was obtained from the Vendor. We are informed that the property provides:

One Bedroom Accommodation

Tenancy

The property is subject to an Assured Shorthold Tenancy at a current rent of £725 per calendar month.

**Current Gross Rent Reserved
£8,700 per annum (equivalent)**

INVESTMENT – Leasehold Flat

199
LOT

Northwood

24 Windsor Close, Middlesex HA6 1PE

BY ORDER OF EXECUTORS

A Leasehold Self-Contained First Floor Flat

Tenure

Leasehold. The property is held on a lease for a term of 99 years from 29th September 1981 (thus having approximately 66 years unexpired) at a current ground rent of £30 per annum.

Location

The property is located on the south side of Windsor Close. Windsor Close runs onto Joel Street, where local shops and amenities can be found. London Underground services run from Northwood Hills (Metropolitan Line) to the south. Pinner Road (A404) provides access to Harrow, Central London and the M25 Orbital Motorway.

Description

The property comprises a self-contained first floor flat situated within a semi-detached building arranged over ground and first floors.



Accommodation

Reception Room, Two Bedrooms, Kitchen, Bathroom with WC and wash basin

To View

The property will be open for viewing on Tuesday 11th February between 10.30 – 11.00 a.m.

**Current Gross Rent Reserved
£10,800 per annum (equivalent)**

INVESTMENT – Leasehold Flat

200
LOT

Teddington

Flat 1, 86 High Street, Middlesex TW11 8JD

A Leasehold Self-Contained First Floor Studio Flat subject to an Assured Shorthold Tenancy

Tenure

Leasehold. The property is held on a lease for a term of 99 years from 25th March 1981 (thus having approximately 67 years unexpired) at a current ground rent of £40 per annum.

Location

The property is situated on the south side of High Street (A313), opposite its junction with Watts Lane. Shops are available along High Street, with the further and more extensive shopping facilities of Twickenham to the north and Kingston-upon-Thames to the south-east being accessible. National Rail services run from Teddington Station which is located approximately half a mile to the south-west.

Description

The property comprises a self-contained first floor studio flat situated within an end of terrace building arranged over ground (retail unit) and two upper floors beneath a mansard roof.

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:
First Floor – Studio Accommodation



Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 26th November 2012 (holding over) at a rent of £874.98 per calendar month.

To View

The property will be open for a final viewing on Wednesday 26th February between 11.00 – 11.30 a.m.

NB: The seller will serve a Section 42 Notice under the provisions of the Leasehold Reform Housing & Urban Development Act 1993, at the expense of the successful purchaser which can be assigned upon completion.

**Current Gross Rent Reserved
£10,499.76 per annum (equivalent)**

INVESTMENT – Leasehold Flat

201
LOT

Minster-on-Sea

Two Sites at Fleetwood Close/Minster Drive, Sheerness, Kent ME12 3LN

Two Freehold Sites extending to Approximately 0.081 Hectares (0.157 Acres) in total. Possible Potential for Development subject to obtaining all necessary consents. To be offered Collectively as One Lot

Tenure

Freehold.

Location

The sites are located in the heart of Minster-on-Sea, where local shops and amenities are available. Approximately 2.5 miles to the north is Sheerness, the largest town on the Isle of Sheppey. Sheerness-on-Sea Rail Station provides services to the town of Sittingbourne, 6 miles south on the mainland of Kent. Sheerness' sand and shingle beach was awarded a European Blue Flag for cleanliness and safety.

Description

The property comprises two irregular shaped sites extending to approximately 0.081 hectares (0.157 acres) in total. The sites will be offered collectively as one lot.



Accommodation

Total Site Area Approximately 0.081 Hectares (0.157 Acres)

Planning

Local Planning Authority: Swale Borough Council
Tel: (01795) 417850.

Email: planning@swale.gov.uk

The sites may afford possible potential for development subject to obtaining all necessary consents.

VAT

VAT is not applicable to this lot.

NB: We understand that the sites are adopted highways.

Seller's Solicitor

Messrs Barringtons Solicitors (Ref: SB).
Tel: (01252) 741751.

Email: sarah@barringtonlaw.co.uk

Vacant Possession

VACANT – Two Freehold Sites

202
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.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.