

London SE9 244 & 244A Green Lane, New Eltham SE9 3TL

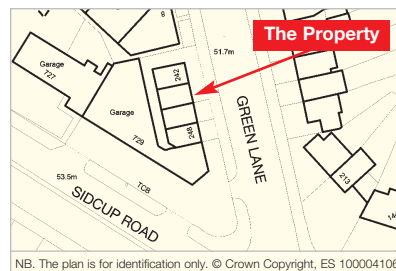
Tenure
Freehold.

Location
The property is situated to the west of Green Lane, close to its junction with Sidcup Road (A20). A wide variety of shopping and other amenities can be found within a short walk along both Green Lane and Southwood Road. The property is well served by various local bus routes. Rail services run from New Eltham and Mottingham Stations, affording direct access into Central London. The open spaces of Altash Gardens are close by.

Description
The property comprises a mid terrace building arranged over ground and two upper floors. The property is internally arranged to provide a ground floor commercial unit together with a self-contained first and second floor maisonette above.

A Freehold Mid Terrace Building arranged to provide a Ground Floor Commercial Unit Together with a Self-Contained First and Second Floor Maisonette. Commercial Unit subject to a Commercial Lease. Maisonette subject to an Assured Shorthold Tenancy

Accommodation
The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out opposite was provided by the Seller.



Seller's Solicitor
Messrs Bude Nathan Iwanier
(Ref: Mr B Dubiner).
Tel: 020 8458 5656.
Email: bd@bnllaw.co.uk

Total Current
Rent Reserved
£19,600
per annum
(equivalent)

**INVESTMENT –
Freehold Building**

Unit No.	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved
244	Ground	Commercial Unit	Subject to a Commercial lease for a term of 3 years from 6th March 2015	£7,000 p.a.
244A	First/Second Floor Maisonette	First - Reception Room/Kitchen, Bedroom, Shower Room/WC Second - Two Bedrooms *	Assured Shorthold Tenancy for a term of 11 months from 1st September 2015	£12,600 p.a.

* We are informed by the Vendor that the maisonette affords possible potential for conversion into two units subject to all consents



London SE15 60C Asylum Road, Peckham SE15 2LW

Hexagon
BY ORDER OF HEXAGON HOUSING
ASSOCIATION

Tenure
Leasehold. The property is to be held on a new lease for a term of 125 years from the date of completion at an initial ground rent of £200 per annum.

Location
The property is located on Asylum Road, to the north of its junction with Queen's Road (A202). A variety of shops and amenities is available along the A202 and in nearby Peckham. Queen's Road Peckham Rail Station is approximately 0.2 miles to the south and provides direct access to Central London. The A202 provides access to the A2 to the east and the A3 and A23 to the west. Brimington Park is close by. John Donne Primary School is to the south.

Description
The property comprises a self-contained top floor flat situated within a mid terrace building arranged over lower ground, raised ground and two upper floors beneath a pitched roof.

A Leasehold Self-Contained Top Floor Flat

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

To View
The property will be open for viewing every Thursday and Saturday before the Auction between 3.45 – 4.15 p.m. These are open viewing times with no need to register. (Ref: UD).

Vacant Possession

VACANT – Leasehold Flat



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.