

Queensbury

254 Everton Court, Honeypot Lane, Middlesex HA7 1DZ

Tenure

Leasehold. The property is held on a lease for a term of 89 years from 25th December 1955 at a ground rent of £16.16 per annum.

Location

The property is situated on the north side of Honeypot Lane, just to the east of its junction with Streatfield Road and Taunton Way. Local shops are readily available on Honeypot Lane including a Morrisons supermarket with the further and more extensive facilities of Edgware being available to the north. Rail services run from Queensbury Underground Station (Jubilee Line), providing a regular service to central London. The M1 Motorway and the A406 (North Circular Road) are both accessible. The open spaces of Queensbury Park are also close at hand.

Description

The property comprises a self-contained ground floor flat situated within a building arranged over ground and two upper floors.

A Leasehold Self-Contained Ground Floor Flat

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides: Reception Room, Two Bedrooms, Kitchen, Bathroom
NB. A section 42 notice has been served on the freeholder, the benefit of which will be assigned to the purchaser.

To View

The property will be open for viewing every Thursday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Bude Nathan Iwanier (Ref: SI).
Tel: 0208 458 5656.
Email: si@bnilaw.co.uk



**VACANT – Leasehold
Self-Contained Flat**

Portsmouth

“Fontenoy House”, Grand Parade PO1 2NF

Tenure

Freehold.

Location

The property is located on the west side of Grand Parade, to the south of its junction with High Street (A3). The A3 leads to the M275 Motorway to the north, which in turn provides access to the M27 Motorway (Junction 12). Shops and other facilities are available in Portsmouth town centre, including the Cascades Shopping Centre and Gunwharf Quays. Rail services run from Portsmouth Harbour Station located approximately 0.9 miles to the north of the property. The open spaces of Southsea Park are also located nearby.

Description

The property comprises a freehold building arranged over ground and two upper floors beneath a flat roof. The property is to be offered with planning permission for the development of the existing flat roof to create two self-contained flats. The existing building is currently arranged to provide eight self-contained flats, with each flat being sold off on a long lease.

A Freehold Building with Planning Permission for the Construction of Two Self-Contained Penthouse Flats at Roof Top Level. The Existing Building is arranged to provide Eight Self-Contained Flats, Each Flat Sold Off on a Long Lease

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out opposite.

Planning

Local Planning Authority: Portsmouth City Council.
Tel: 02392 822251.
The property is to be offered with planning permission dated 6th September 2013 (Application No: 13/00989/FUL) for the 'construction of two penthouse flats on the existing flat roof and raising of existing parapet wall'.

To View

The property will be open for viewing on Tuesday 28th October between 15.00 – 15.30 p.m.

Seller's Solicitor

Messrs Coffin and Mew LLP (Ref: KW).
Tel: 02380 574332.
Email: karenwebb@coffinmew.co.uk

**Total Current
Rent Reserved
£250 per
annum
with Roof
Space Vacant**

**INVESTMENT/
VACANT –
Freehold Building
with Planning
Permission**



Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
Flats 1-8	Each flat is subject to a lease for terms ranging between 115-125 years from dates commencing between 1975 and 2013. The unexpired terms range between 85 and 134 years. Please refer to the legal pack for a full schedule of lease terms	£250 p.a. (Total)
Roof Space	Vacant	-

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.