

## Birkenhead

### 2 Egerton Park, The Wirral CH42 4QZ

#### BY ORDER OF A HOUSING ASSOCIATION

##### Tenure

Freehold.

##### Location

The property is situated on the north side of Egerton Park at its junction with Old Chester Road (B5149) in a gated estate just south of Birkenhead town centre with its shopping centre. The more extensive amenities of Liverpool city centre and waterfront are accessible to the north-east via the Mersey Tunnel. The M53 Motorway is within good access. There is a rail station at Birkenhead Central.

##### Description

The property comprises a semi-detached building arranged over lower ground, ground and two upper floors beneath a pitched roof. The property is internally arranged to provide three self-contained flats and one self-contained maisonette. Externally there is a garden area to the front with driveway leading to a communal car parking area to the side. There is also a yard area to the rear.

A Freehold Semi-Detached Building internally arranged to provide Three Self-Contained Flats and One Self-Contained Maisonette

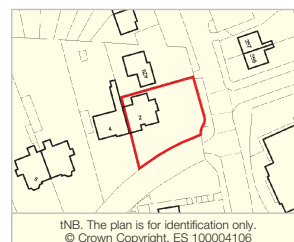
#### Accommodation

Flat	Floor	Accommodation
1	Ground	Reception Room, Kitchen, Bedroom, Bathroom/WC
2	Ground	Reception Room, Kitchen, Bedroom, Bathroom/WC
3	First	Reception Room, Kitchen, Two Bedrooms, Bathroom/WC
4	First Second	First Floor – Reception Room, Kitchen Two Bedrooms Second Floor – Bathroom/WC
–	Lower Ground	Basement Cellar

##### Note

The roadway Egerton Park is not adopted and may be gated. Neither the Vendor nor the auctioneers have any information regarding access arrangements in this respect. Interested parties are advised to make their own investigations and bid accordingly.

#### Vacant Possession



1NB. The plan is for identification only.  
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##### To View

The property will be open for viewing on Monday 13th, Friday 17th, Monday 20th, Friday 24th and Tuesday 28th October between 9.00 – 9.30 a.m. These are open viewing times with no need to register. (Ref: MW).

**VACANT – Freehold Building**



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LOT

## London NW10

### Garden Flat, 106 Clifton Road, Willesden NW10 4RB

##### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 24th September 1990 (thus having approximately 101 years unexpired) at a ground rent of £10 per annum.

##### Location

The property is located on the south side of Clifton Road to the east of its junction with Tubbs Road. A range of local shops and facilities is available within walking distance on Harrow Road. The A404 is located to the north and provides access to Central London. Willesden Junction Tube Station (Bakerloo Line) and Railway Station are available to the west. The open spaces of Roundwood Park are to the north.

##### Description

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

A Leasehold Self-Contained Ground Floor Garden Flat

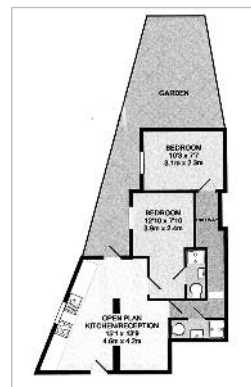
#### Accommodation

Reception Room/Open Plan Kitchen, Two Bedrooms (one with En-Suite Shower Room), Shower Room

##### To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 10.15 – 10.45 a.m. These are open viewing times with no need to register. (Ref: UD).

#### Vacant Possession



##### Seller's Solicitor

Austin Edwards Solicitors (Ref: FL).

Tel: 0208 429 0741.

Email: fred.lamb@austinedwards.co.uk

**VACANT – Leasehold Flat**



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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 £750 (including VAT) upon exchange of sale memoranda.