

## London SW6 Raised Ground Floor Flat, 58 Farm Lane, Fulham SW6 1PP



BY ORDER OF LONDON BOROUGH OF  
HAMMERSMITH AND FULHAM

### Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from 29th September 2013 at an initial ground rent of £10 per annum.

### Location

The property is located on the south side of Farm Lane opposite the Farm Lane Care Home. Local shops and amenities are easily accessible nearby and include a Waitrose, Marks and Spencer, Pizza Express and VUE Cinema. Fulham Broadway and West Brompton Underground Stations are within walking distance (District Line). The A4 is to the north and provides access to both the M4 and M25 Motorways. The open spaces of Brompton Park and Parsons Green are also close by.

## A Leasehold Self-Contained Purpose Built Raised Ground Floor Flat

### Description

The property comprises a self-contained raised ground floor flat situated within a purpose built block arranged over lower ground and two upper floors. The property benefits from a balcony.

### Accommodation

Reception Room, Bedroom, Kitchen, Shower Room

### To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 1.15 – 1.45 p.m. (Ref: UD).

### Seller's Solicitor

Royal Borough of Kensington & Chelsea  
Legal Services (Ref: JM).  
Tel: 0207 361 2185.  
Email: jennifer.muller@rbkc.gov.uk

## Vacant Possession



Rear Elevation

## VACANT – Leasehold Flat

## London N17 69 Croydon House, Gloucester Road, Tottenham N17 6LL

A Leasehold Self-Contained Fourth and Fifth Floor Maisonette subject to an Assured Shorthold Tenancy

### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 29th March 2004 (thus having approximately 116 years unexpired) at a current ground rent of £10 per annum.

### Location

The property is located on the west side of Gloucester Road, immediately to the north of its junction with Freedom Road. An extensive range of local shops and amenities are available close by on Bruce Grove. The A10 is easily accessible and provides excellent access into Central London or alternatively towards the north. Communications are afforded by Turnpike Lane Underground Station which is located on the Piccadilly Line. The open spaces of Downhills Park are within walking distance.

### Description

The property comprises a self-contained maisonette situated on the fourth and fifth floor of a purpose built block arranged over ground and six upper floors.



### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor:

### Three Bedroom Accommodation

### Tenancy

The property is subject to an Assured Shorthold Tenancy at a current rent of £1,320 per calendar month.

**Current Gross Rent Reserved  
£15,840 per annum (equivalent)**

## INVESTMENT – Leasehold Maisonette

## Manchester 32 Cheetham Road, Swinton, Greater Manchester M27 4UQ

A Freehold End of Terrace House subject to a Regulated Tenancy

### Tenure

Freehold.

### Location

The property is situated on the east side of Cheetham Road which is located off Manchester Road (A6) via New Cross Street. There are shops and schools available locally and Manchester city centre, with its further and more extensive range of shops, entertainment venues, bus and rail stations is approximately 3.5 miles to the south-east. The A6 leads to the A580 (East Lancashire Road) and in turn both the M60 and M62 Motorways.

### Description

The property comprises an end of terrace house arranged over ground and first floors beneath a pitched roof. There is a garden.

### Accommodation

The property was not internally inspected by Allsop.



The following information was obtained from the Rent Register.

**Ground Floor** – Two Rooms, Kitchen, Hall  
**First Floor** – Three Rooms, Bathroom/WC

### Tenancy

The property is subject to a Regulated Tenancy at a registered rent of £3,484 per annum. (Effective date: 19th July 2012)

**Current Rent Reserved £3,484 per annum**

## INVESTMENT – Freehold House

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](http://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.