

Northwood

2 Sterling Rose Mews, 56B High Street, Greater London HA6 1BL

Tenure
Freehold.

Location
Sterling Rose Mews is a mews development located directly behind No.60 High Street (A4125), where a selection of local shops can be found. The property is equidistant between Northwood and Northwood Hills, both of which offer further shopping facilities and London Underground services (Metropolitan Line), with further facilities being accessible in Pinner. The open spaces of Northwood Hills Recreation Ground are within reach.

Description
The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a car parking space.

A Freehold Mid Terrace House with Parking Space

Accommodation
Ground Floor – Reception Room with Kitchen
First Floor – Two Bedrooms, Bathroom with WC

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

Vacant Possession



VACANT – Freehold House

Seller's Solicitor
Messrs Harrow Law (Ref: Mr H Patel).
Tel: 0208 909 0202.
Email: hp@harrow-law.com



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London SE24

Flat 7, Herne Hill House, Railton Road, Herne Hill SE24 0EE

Tenure
Leasehold. The property is held on a lease for a term of 125 years from 19th June 1989 (thus having approximately 97 years unexpired) at a current ground rent of £10 per annum.

Location
Herne Hill House is located on the west side of Railton Road, conveniently close to the shops and amenities of Herne Hill and approximately 0.8 miles from the more extensive facilities of Brixton. Herne Hill Rail Station is approximately 0.2 miles to the north-east and provides a frequent service to London Victoria with a fastest journey time of approximately 10 minutes. The nearby A2214 leads onto the A23 and in turn the South Circular Road. The open spaces of Brockwell Park and Brockwell Lido are close by.

Description
The property comprises a self-contained first floor flat situated within a purpose built block arranged over 18 floors. The property benefits from a passenger lift. There is communal underground parking.

A Leasehold Self-Contained Purpose Built First Floor Flat extending to Approximately 55.7 sq m (599 sq ft)

Accommodation
First Floor – Reception Room, Bedroom, Kitchen, Bathroom with WC and wash basin

Approximate GIA 55.7 sq m (599 sq ft)

NB. The property was not measured by Allsop. The measurements were obtained from the floor plan.

To View
The property will be open for viewing every Wednesday and Saturday before the Auction between 3.00 – 3.30 p.m. These are open viewing times with no need to register. (Ref: UD).

Vacant Possession



VACANT – Leasehold Flat

Seller's Solicitor
Messrs Home 2 Home Property Lawyers
(Ref: Ms R Kanji).
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BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000.
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.