

London SE20

Flat 8 Anerley Park Mansions, Anerley Park, Anerley SE20 8NE

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 1st January 2010 (thus having approximately 120 years unexpired) at a current ground rent of £300 per annum.

Location

Anerley Park Mansions is situated on the east side of Anerley Park, a highly sought after road in the district, which is the former site of The Crystal Palace. Local amenities are available in both Anerley and Penge and the further facilities of Croydon are accessible to the south. Rail and London Overground services run from Anerley Station, which is conveniently situated within a 5 minute walk to the south. The open spaces of Crystal Palace Park, including the National Sports Centre and athletics stadium, are also within a 5 minute walk to the north.

Description

The property comprises a self-contained lower ground floor flat situated within a detached purpose built block arranged over lower ground and three upper floors beneath a pitched roof.

A Leasehold Self-Contained Purpose Built Lower Ground Floor Flat

Accommodation

Kitchen through to Bathroom, Separate WC, Reception Room through (via Lobby) to Two Further Rooms (No Windows). A floor plan is available for inspection online at www.allsop.co.uk

To View

There will be block viewings on Wednesday 28th January between 2.00 – 3.00 p.m., Saturday 31st January between 11.00 a.m. – 12 noon, Monday 2nd February between 6.00 – 7.00 p.m., Wednesday 4th February between 11.00 a.m. – 12 noon, Saturday 7th February between 11.00 a.m. – 12 noon and Tuesday 10th February between 10.00 – 11.00 a.m.

Joint Auctioneer

Acorn Ltd (Ref: Ms Klaudia Oprynska).
Tel: 020 8315 6970.

Seller's Solicitor

Messrs Amphlett Lissimore
(Ref: Mr F Lissimore).
Tel: 020 8771 5254.
Email: f.lissimore@amphlettlissimore.co.uk

Vacant Possession



VACANT – Leasehold Flat

Hillingdon

'Star House', Star Road, Middlesex UB10 0QH

Tenure

Freehold.

Location

The property is situated on the east side of Star Road to the north of its junction with Uxbridge Road. Local shops and amenities are available on Uxbridge Road, with the further more extensive shopping facilities of Central London being approximately 16 miles to the east. Metropolitan and Central Line Underground services run from Uxbridge Station, approximately 2.2 miles to the north-west. Road communications are afforded by the nearby A40, which provides links to both the M40 and the M25 (London Orbital Road) motorways.

Description

The property comprises a detached building arranged over ground and first floors beneath a pitched roof. The property is arranged to provide office/workshop accommodation and may afford potential for conversion to provide residential accommodation subject to obtaining all necessary consents.

A Freehold Detached Building extending (GIA) to Approximately 163.4 sq m (1,759 sq ft). Currently arranged to provide Office/Workshop Accommodation. Possible Potential for Conversion to provide Residential Accommodation subject to obtaining all necessary consents

Accommodation

Ground Floor – Workshop/Storage Accommodation, Separate WC
First Floor – Open Plan Office Accommodation, Separate WC

We are informed by the Vendor that the property (GIA) extends to approximately 163.4 sq m (1,759 sq ft).

Planning

London Borough of Hillingdon.
Tel: 01895 250230.
Email: dc-online@hillingdon.gov.uk

To View

The property will be open for viewing every Thursday and Saturday before the Auction between 11.00 – 11.30 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Kapoor & Co (Ref: Jasbir Bhuee).
Tel: 0208 538 2778.
Email: jasbir@kapoorsolicitors.co.uk

Vacant Possession



VACANT – Freehold Building

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.

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