

Canterbury 371 Sturry Road, Kent CT2 0AA

Tenure
Freehold.

Location
The property is situated on the north side of Sturry Road. Local amenities and facilities are within walking distance along Sturry Road and the further facilities of Canterbury are also accessible. Rail services run from both Sturry and Canterbury Stations providing regular services to London's Charing Cross Station and the M2 Motorway is also accessible.

Description
The property comprises a detached house arranged over ground and first floors beneath a pitched roof. There are front and rear gardens.

A Freehold Detached House subject to a Regulated Tenancy

Accommodation
The property was not internally inspected by Allsop. The following information was obtained from the rent register. We are informed that the property provides:
Ground Floor – Two Reception Rooms, Kitchen, WC
First Floor – Three Bedrooms, Bathroom/WC

Tenancy
The property is subject to a Regulated Tenancy paying a registered rent of £148 per week (£7,696 per annum). (Effective date: 9th July 2013).

Current Gross Rent Reserved
£7,696 per annum

Seller's Solicitor
Messrs Bond Dickinson (Ref: Nicola Allport).
Tel: 0191 279 9000.
Email: nicola.allport@bonddickinson.com

INVESTMENT – Freehold House



London NW10 691 (Flats A & C) & 693 (Flats B & D), Harrow Road, Kensal Green NW10 5NY

Tenure
Freehold.

Location
The property is located on the south side of Harrow Road (A404) opposite its junction with Hazel Road. Local amenities are available along Harrow Road. London Overground and Underground services run from Kensal Green Station (Bakerloo Line) located approximately 0.2 miles to the east. The A404 provides access to the A40 and in turn the M40 motorway. The open spaces of Queens Park are nearby.

Description
The property comprises a ground rent investment secured upon two mid terrace buildings each arranged over ground and first floors beneath a flat roof. Internally the property is arranged to provide a total of four self-contained flats. There is a broadly rectangular site to the rear. In total the property occupies a site which extends to 0.050 hectares (0.124 acres). The property is to be offered collectively as One Lot.

A Freehold Ground Rent Investment secured upon Two Buildings internally arranged to provide Four Self-Contained Flats. Possible Potential for Development of Rear Site subject to obtaining all necessary consents. To be offered Collectively as One Lot

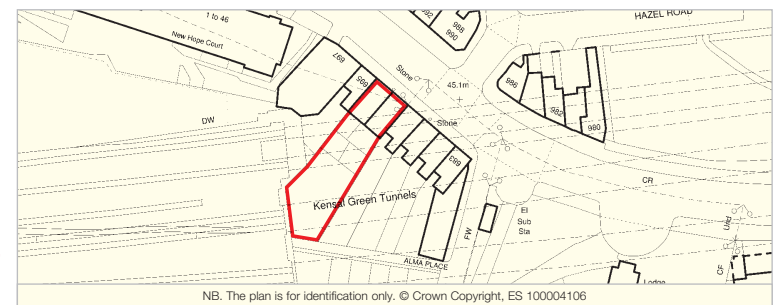
Planning
Local Planning Authority: Brent Council.
Tel: 0208 937 1234.
The site to the rear offers potential for development subject to obtaining all necessary consents.

Tenancy
Each flat is subject to a lease for a term of 125 years from 25th March 1987 (thus having approximately 98 years unexpired) at a ground rent of £200 per annum (doubling every 25 years).

Total Current Rent Reserved
£800 per annum with Vacant Site

Seller's Solicitor
Messrs YVA Solicitors (Ref: MV).
Tel: 0208 445 9898.
Email: mv@yvasolicitors.com

INVESTMENT/ DEVELOPMENT – Freehold Ground Rent and Site



NB. The plan is for identification only. © Crown Copyright, ES 100004106