

London N17

Front Flat (Lot 175) and Rear Flat (Lot 176), 134 Park Lane, Tottenham N17 OJP

Tenure

Leasehold.
Front Flat is held on a lease for a term of 99 years from 1st January 2013 (thus having approximately 96 years unexpired) at a ground rent of £450 per annum.
Rear Flat is held on a lease for a term of 125 years from 1st January 2013 (thus having approximately 122 years unexpired) at a ground rent of £350 per annum.

Location

The property is situated on the south side of Park Lane, at its junction with St Paul's Road. Shopping facilities and amenities are available along nearby High Road and further facilities are provided by the West End, approximately 10 km (6.2 miles) to the south. Communications are provided by White Hart Lane Rail Station which provides access to Central London. The A10 and A406 are easily accessible from the property and Junction 4 of the M11 Motorway is approximately 7.3 km (4.6 miles) to the east. The open spaces of Downhills Park are to the south.

Description

The property comprises two self-contained studio flats situated on the ground floor of a mid terrace building arranged over ground and first floors beneath a pitched roof. The flats will be offered either individually or collectively.

Two Leasehold Self-Contained Ground Floor Flats.
Front Flat subject to an Assured Shorthold Tenancy with Rear Flat Vacant
Possible Potential for Sub-Division of Rear Flat subject to obtaining all necessary consents
To be offered either Individually or Collectively

Accommodation and Tenancy

Please see information contained in the schedule below. Internal photographs of rear flat are available to view at www.allsop.co.uk

To View

The rear flat will be available to view every Wednesday before the Auction between 12.30 – 1.00 p.m. and Saturday before the Auction between 11.30 – 12.00 noon. These are open viewing times with no need to register. (Ref: UD).

Planning

Local Planning Authority: Haringey Council.
Tel: 0208 489 1478.
email: development.control@haringey.gov.uk

Seller's Solicitor

Black Norman Solicitors
(Ref: Mr Mark Gilbertson).
Tel: 0151 931 2777.
Email: howardsnorman@blacknorman.co.uk

Total Current Gross Rent Reserved £10,200 per annum (equivalent) from Lot 175 with Lot 176 vacant
INVESTMENT/ PART VACANT – Two Leasehold Flats



Lot	Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
175	Front	Ground	Not inspected by Allsop We understand the property comprises: Studio Room, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy for a term of six months from 22nd December 2014 (Holding Over)	£10,200 p.a.
176	Rear	Ground	Reception Room, Bedroom, Kitchen, Bathroom	Vacant	-

Sittingbourne

Site of Land to the south of Rooks View, Kent ME9 8DZ



Property Services

ON THE INSTRUCTIONS OF NHS PROPERTY SERVICES LIMITED

A Freehold L-Shaped Site extending to Approximately 0.0172 Hectares (0.0425 Acres)

Tenure

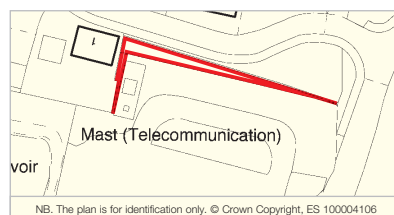
Freehold.

Location

The property is situated on the south side of Rooks View, to the west of its junction with Rook Lane and was formerly part of the former Keycol Hill Hospital site. The property is situated approximately 2 miles to the north-west of Sittingbourne town centre, where a range of shops and local amenities can be found. Rail services run from both Newington and Sittingbourne Stations and the nearby A249 provides access to the M2 Motorway.

Description

The property comprises an L-shaped, gently sloping and fenced off site, which extends to approximately 0.0172 hectares (0.0425 acres).



Accommodation

Site Area Approximately 0.0172 Hectares (0.0425 Acres)

Planning

Local Planning Authority: Swale Borough Council.
Tel: 01795 417850.

VAT

VAT is NOT applicable to this Lot.

Vacant Possession

VACANT – Freehold Site

Gosport

Land at Orchard Close, Hampshire PO12 4BB



Two Freehold Sites of Land Extending to Approximately 0.09 Hectares (0.23 Acres) in total

TO BE OFFERED WITHOUT RESERVE

Tenure

Freehold.

Location

The property comprises two sites of land which are situated along Orchard Close. The A27 is approximately 5 miles north and offers access to nearby Portsmouth. Fareham Rail Station is approximately 4 miles away, providing access into Central London. An extensive range of local shops are available in Gosport to the south-west.

Description

The property comprises two sites of land extending to approximately 0.09 hectares (0.23 acres).



Accommodation

Total Site Area Approximately 0.09 Hectares (0.23 Acres)

Vacant

VACANT – Freehold Sites

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.