

London SE18 Flat 4, Kitchener House, Ashmore Road, Woolwich SE18 4AT



Property Services

ON THE INSTRUCTIONS OF NHS PROPERTY SERVICES LIMITED

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 1st July 2010 (thus having approximately 118 years unexpired) at a current ground rent of £100 per annum.

Location

The property is situated on the south side of Ashmore Road, which is accessed from Red Lion Lane. A good range of local shops and amenities is available along Shooters Hill and more extensively in Eltham to the south and Woolwich to the north. Rail services run from Eltham Station approximately 1.8 miles away. Crossrail (Elizabeth Line) services will also start running from Woolwich Station in December 2018, providing direct services to Canary Wharf (8 minutes), Liverpool Street (14 minutes) and Bond Street (22 minutes) Stations. The nearby South Circular Road (A205) provides access to both the A2 and A20 to the south. In addition, the open spaces of Eltham Common are to the south, whilst both Greenwich Park and Blackheath are also accessible to the west.

A Leasehold Self-Contained Purpose Built Ground Floor Flat with Underground Car Parking

Description

The property comprises a self-contained ground floor flat situated in a purpose built block arranged over lower ground, ground and three upper floors. The property occupies the site of the former Royal Military Academy. Externally, there is a paved courtyard and the property further benefits from an allocated underground car parking space.

Accommodation

Reception Room, Bedroom, Kitchen, Bathroom
Allocated Underground Car Parking Space

VAT

VAT is NOT applicable to this lot.

To View

The property will be open for viewing every Thursday between 3.30 – 4.00 p.m. and Saturday between 1.30 – 2.00 p.m. before the Auction. These are open viewing times with no need to register.
(Ref: UD).

Seller's Solicitor

Messrs Bevan Brittan LLP (Ref: Mr R. Harrison).
Tel: 0117 918 8500.
Email: nhspsauctions@bevanbrittan.com

Vacant Possession



VACANT – Leasehold Flat

Grays 256 Parsonage Road, Essex RM20 4AW

Tenure

Leasehold. The property is held on a lease for a term of 99 years from 1st January 1990 (thus having approximately 72 years unexpired) at a current ground rent of £70 per annum.

Location

The property is situated on the south side of Parsonage Road, to the south of its junction with London Road (A126). A good range of local shops and amenities is available nearby along London Road and more extensively in Grays to the east and the Lakeside Retail Park to the west. The open spaces of East Street Park are within walking distance.

Description

The property comprises a self-contained flat situated on the second floor of a purpose built building arranged over ground, first and second floors beneath a pitched roof.

A Leasehold Self-Contained Purpose Built Second Floor Flat subject to an Assured Shorthold Tenancy

Accommodation

The property was not internally inspected by Allsop. The following information was obtained from the Vendor. We are informed that the property provides:
Reception Room, Bedroom, Kitchen, Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 3 years from 27th October 2016 at a current rent of £550 per calendar month.

Seller's Solicitor

Messrs Norman H Barnett & Co (Ref: PR).
Tel: 0208 471 2112.
Email: prosen@normanhbarnett.co.uk

**Current Gross Rent Reserved
£6,600 per annum
(equivalent)**

INVESTMENT – Leasehold Flat



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 £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.