

London E3

20 Dennis House, Roman Road Bow E3 5ER

Tenure

Leasehold. The property is held on a lease for a term of 125 years from January 1991 (thus having approximately 99 years unexpired). Please refer to the legal pack for further information.

Location

Dennis House is located on the north side of Roman Road, which leads to Bethnal Green Road (A1209) to the west. Local shops and amenities, including Mile End Hospital, are available. Westfield Shopping Centre is within 10 minute car journey to the north-east. Mile End London Underground Station (Central Line) together with the open spaces of Millennium Park are also within easy reach.

Description

The property comprises a self-contained second floor flat situated within a purpose built building arranged over ground and three upper floors.

A Leasehold Self-Contained Purpose Built Second Floor Flat subject to a Tenancy

Accommodation

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

Tenancy

The property is subject to a Tenancy expiring 1st September 2018 at a current rent of £930 per calendar month.

To View

Please contact Allsop by sending an email to will.taylor@allsop.co.uk with the subject heading 'Viewing – Lot 174'.

Seller's Solicitor

Messrs Irwin Mitchell (Ref R Taylor).
Tel: 0207 400 8719.
Email: rebecca.taylor@irwinmitchell.com

**Current Gross
Rent Reserved
£11,160
per annum
(equivalent)**

**INVESTMENT –
Leasehold Flat**



Stoneleigh

180A Kingston Road, Epsom, Surrey KT19 0SF

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 28th March 2011 (thus having approximately 119 years unexpired) at a current ground rent of £100 per annum.

Location

The property is situated on the north side of Kingston Road (A240), to the west of its junction with Stoneleigh Park Road. Local amenities are available nearby and more extensively in both Surbiton and Kingston upon Thames. The nearby A3 provides access to the M25 Motorway and also into Central London. Regular rail services into London Waterloo run from Stoneleigh Station which is a short walk away and local bus routes are also available. The open spaces of Hogsmill River Open Fields are easily accessible to the south-west.

A Leasehold Self-Contained First Floor Three Bedroom Flat

Description

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

Accommodation

Reception Room/Kitchen, Three Bedrooms, Bathroom

To View

The property will be open for viewing on Monday 10th April at 11.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs G and D Solicitors (Ref: S Dahiya).
Tel: 0208 424 8125.
Email: suman.dahiya@gdsolicitors.london

**Vacant
Possession**

**VACANT –
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.