

## London E18

### 26 Pelham Road, South Woodford E18 1PX

#### Tenure

Long Leasehold. The property is held on a lease for a term of 999 years from 9th September 2005 (thus having approximately 988 years unexpired). There is no ground rent payable. The property benefits from a share of freehold.

#### Location

The property is located on the north side of Pelham Road. Local shops and amenities are available on Hermon Hill and George Lane to the north, with the more extensive facilities of Wanstead High Street being accessible to the south. South Woodford and Snaresbrook Underground Stations (Central Line) are approximately 0.5 miles to the north and south respectively. Hermon Hill (A113) provides access to the A406 (North Circular Road) and the M11 Motorway a short distance to the north-east.

#### Description

The property comprises a self-contained flat situated on the ground floor of a mid terrace building arranged over ground and first floors beneath a pitched roof. The property benefits from a garden to the rear and basement.

### A Long Leasehold Self-Contained Ground Floor Flat with Rear Garden

#### Accommodation

Reception Room, Two Bedrooms, Kitchen, Bathroom, Basement

#### To View

The property will be open for viewing on Tuesday 21st and 28th and Thursday 23rd March between 1.00 – 1.30 p.m. These are open viewing times with no need to register. (Ref: UD).

#### Seller's Solicitor

Messrs Attwaters Jameson Hill  
(Ref: Ms S Mizon).  
Tel: 0208 508 2111.  
Email: sheri-anne.mizon@attwaters.co.uk

### Vacant Possession upon Completion



### VACANT – Long Leasehold Flat

## Sittingbourne

### 76 London Road, Kent ME10 1NS



#### BY ORDER OF RECEIVERS

#### Tenure

Freehold.

#### Location

The property is situated on the north side of London Road (A2), opposite its junction with Lydbrook Close. The shopping facilities of Sittingbourne are 0.6 miles to the east, while access to the A249 is only 1 mile to the west. Sittingbourne Rail Station offers direct services to London St Pancras and Cannon Street with journey times of between 1 hour and 1 hour 10 minutes.

#### Description

The property comprises a detached house arranged over ground and first floors. The property benefits from a driveway leading to a garage, together with front and rear gardens.

### A Freehold Four Bedroom Detached House Occupying a Site of Approximately 0.087 Hectares (0.214 Acres)

#### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:

#### Four Bedroom Accommodation

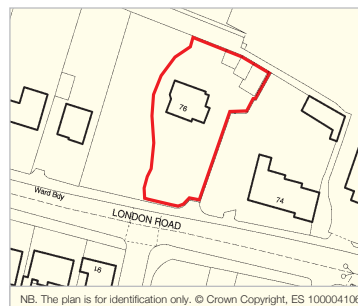
#### To View

The property will be open for viewing on Monday 27th between 11.30 a.m. – 12 noon and Tuesday 28th March between 5.30 – 6.00 p.m. These are open viewing times with no need to register. (Ref: UD). Viewers are encouraged to take torches and wear appropriate clothing for entering into the property as it has been boarded.

#### Seller's Solicitor

Messrs Berwin Leighton Paisner LLP  
All enquiries to be sent by email to michelle-tunney@blplaw.com

### Vacant



Front Garden

### VACANT – Freehold House

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](http://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.