

## London E12

### 26A Northumberland Avenue, Manor Park E12 5HD

#### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 25th December 2010 (thus having approximately 121 years unexpired) at a ground rent of £100 per annum.

#### Location

The property is located on the north side of Northumberland Avenue. Local shops are available close by on Brading Crescent and more extensive shopping can be found approximately 1 mile to the south along Romford Road. Rail services run from Manor Park Station to the south whilst Central Line Underground services run from Wanstead Station to the north. The area is well served by local bus routes and the open spaces of Wanstead Park are also situated close by.

#### Description

The property comprises a self-contained first floor flat situated within a semi detached building arranged over ground and first floors beneath a pitched roof.

A Leasehold Self-Contained First Floor Flat 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:  
Three Rooms, Kitchen, Bathroom/WC

#### Tenancy

The property is subject to a Regulated Tenancy paying a registered rent of £7,020 per annum. (Effective date: 12th December 2013)

Current Gross  
Rent Reserved  
**£7,020 per  
annum**



**INVESTMENT –  
Leasehold Flat**

#### Seller's Solicitor

Messrs Bond Dickinson (Ref: NA).  
Tel: 0191 279 9000.  
Email: nicola.allport@bond Dickinson.co.uk

## London SW9

### 36 Brixton Road, Stockwell SW9 9BU

#### Tenure

Freehold.

#### Location

The property is situated on the west side of Brixton Road (A23), to the south of its junction with Camberwell New Road (A202). Extensive shops and amenities are available along Brixton Road and in nearby Oval, Kennington, Brixton and Camberwell. Rail services run from Oval Underground Station (Northern Line) approximately 0.2 miles north-west of the property and Vauxhall Station (Victoria Line and National Rail services). There are extensive road communications providing access to Central London and surrounding areas. The open spaces of Kennington Park are also located nearby.

A Freehold Ground Rent Investment secured upon a Building arranged to provide Six Self-Contained Flats and a Commercial Unit

#### Description

The property comprises a ground rent investment secured upon a building arranged over ground and three upper floors. The property is internally arranged to provide a commercial unit on the ground floor with six flats (5 x one bedroom and 1 x two bedroom), one on the ground floor with the remainder above.

#### Tenancies

A schedule of Tenancies is set out opposite.  
NB. The lessees have **NOT** elected to take up their rights of pre-emption under the terms of the Landlord & Tenant Act 1987.

Total Current  
Rent Reserved  
**£1,800 per  
annum**



**INVESTMENT –  
Freehold Ground  
Rent**

#### Seller's Solicitor

Messrs Hamlins LLP (Ref: BK).  
Tel: 0207 355 6000.  
Email: bkilshaw@hamlins.co.uk

Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
Ground Floor Commercial Unit	Subject to a Long Lease for a term of 999 years from 2nd July 2013 (thus having approximately 998 years unexpired)	Peppercorn
Flats 1 – 6	Each subject to a Lease for a term of 125 years from 1st November 2013 (thus having approximately 124 years unexpired)	£300 p.a. each

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 £750 (including VAT) upon exchange of sale memoranda.