

London N4
Flat 67,
Haden Court,
Lennox Road,
Finsbury Park
N4 3HS

BY ORDER OF MORTGAGEES

Tenure
Leasehold. The property is held on a lease for a term of 125 years from 25th March 1988 (thus having approximately 95 years unexpired) at a current ground rent of £10 per annum.

Location
Lennox Road is located off Gough Hill (A1201), which in turn runs into Seven Sisters Road (A503). The property itself is situated on the south side of Lennox Road, close to its junction with Playford Road. Local shops and amenities are easily accessible, with rail and London Underground services (Piccadilly and Victoria Lines) running from Finsbury Park Station. The open spaces of Finsbury Park are also within easy walking distance.

Description
The property comprises a self-contained maisonette situated on the first and second floors of a purpose built block. The property benefits from communal gardens and an entry phone system (not tested).

VACANT – Leasehold Maisonette

A Leasehold Self-Contained Purpose Built First and Second Floor Two Bedroom Maisonette extending (GIA) to Approximately 58.5 sq m (630 sq ft)

Accommodation
First Floor – Entrance Hall, Cloakroom/WC, Kitchen
Second Floor – Two Bedrooms, Bathroom/WC
NB. The property was not measured by Allsop. The following information was obtained from a valuation report. The property extends (GIA) to approximately 58.5 sq m (630 sq ft).

To View
The property will be open for viewing every Thursday and Saturday before the Auction between 2.15 – 2.45 p.m. These are open viewing times with no need to register. (Ref: UD).



Romford
19 The Parade,
Colchester Road,
Essex
RM3 0AQ

Tenure
Freehold.

Location
The property is located along The Parade, close to its junction with Willow Way. Local shops and amenities are available along The Parade, with the further and more extensive facilities of Harold Wood being accessible to the south. The nearby Colchester Road (A12) provides access to the M25 Motorway (junction 28) to the east and Central London to the west. Harold Wood Rail Station (Cross Rail) is to the north and the open spaces of Central Park are within walking distance.

Description
The property comprises a semi-detached building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide a ground floor takeaway unit with a self-contained two bedroom flat above.

INVESTMENT – Freehold Building

A Freehold Semi-Detached Building arranged to provide a Ground Floor Takeaway Unit (Use Class A5) with a Self-Contained Three Room Flat above. Next Rent Review September 2019

Joint Auctioneers
Messrs Harston and Co (Ref: Nick Harston).
Tel: 0203 371 0061.
Email: nick@harstonandco.co.uk

Accommodation
The property was not internally inspected by Allsop. A schedule of Accommodation and Tenancies is set out below.
NB. The Rent Review from September 2016 remains outstanding.

Current Rent Reserved
£10,200 per annum

To View
Please call the Joint Auctioneer.



Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
Ground	Takeaway Unit (use Class A5)	The entire property is subject to a FR&I lease expiring on 28th September 2022	£10,200 p.a.
First	Three Rooms, Kitchen, Bathroom		

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.