

Enfield

12 Falmer Road, Greater London EN1 1PY

Tenure
Freehold.

Location
The property is well located, being within a 10 minute walk of Enfield town centre and Enfield Town Rail Station, which affords regular services to London Liverpool Street. The Great Cambridge Road (A10) is within a 5 minute car journey to the west and enables access to London to the south and the M25 Motorway (Junction 25) to the north. The open spaces of Bush Hill Park and Enfield Playing Fields are close by.

Description
The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a front forecourt and a rear garden.

Accommodation
The property was not internally inspected by Allsop. The following information was supplied by the Vendor.

A Freehold Mid Terrace House. Town Centre location. Possible potential for Loft Conversion, subject to obtaining all necessary consents

We are informed that the property provides:
Ground Floor – Two Rooms, Kitchen
First Floor – Two Bedrooms, Bathroom/WC

Planning
Local Planning Authority: Enfield Council.
Tel: 0208 379 1000.
The property may afford potential for a loft conversion, subject to obtaining all necessary consents.

To View
The property will be open for viewing every Thursday between 9.30 – 10.00 a.m. and Saturday between 11.30 a.m. – 12.00 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor
Messrs Forbes Hall LLP (Ref: John Carroll).
Tel: 0208 498 0080.
Email: jcarroll@forbeswheater.co.uk

Vacant Possession

VACANT – Freehold House



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LOT

London SE10

Garage House, Point House, 18 West Grove, Greenwich SE10 8QR

granger plc

BY ORDER OF GRAINGER PLC

Tenure
Freehold.

Location
The property is situated on the north side of West Grove, to the east of its junction with Point Close. Local shops and amenities are available to the north, with the further and more extensive facilities of Central London also being accessible to the north-west. Local bus routes are available to the south along Blackheath Hill. Rail services and Docklands Light Railway services run from Greenwich Station. London City Airport is to the north-east. The nearby A2 (Blackheath Hill) lies to the south and provides access to the South Circular Road (A205) and in turn the A20 and M4 Motorway (Junction 1). The open spaces of Greenwich Park are directly to the east.

Description
The property comprises two garages arranged beneath a pitched roof. The garages will be offered collectively as one lot.

Two Freehold Garages. Each Garage subject to a Licence. Possible Development potential, subject to obtaining all necessary consents. To be offered Collectively as One Lot

Accommodation
Two single garages.

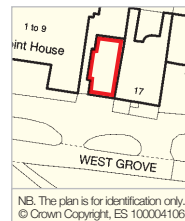
Tenancy
Garage One – Subject to a licence at a current rent of £240 per annum.
Garage Two – Subject to a 12 month licence from 6th April 2010 at a current rent of £100 per month.
NB. The lessees HAVE elected to take up their rights of pre-emption under the terms of the Landlord & Tenant Act 1987.

Planning
Local Planning Authority:
Royal Borough of Greenwich.
Tel: 0208 854 8888.
The property may afford development potential, subject to obtaining all necessary consents.

Viewing
The property will be open for viewing on Wednesday 13th September between 9.30 – 10.30 a.m. These are open viewing times with no need to register.

Seller's Solicitor
Messrs Bond Dickinson (Ref: CL).
Tel: 0191 279 9808.
Email: chris.ledgerwood@bonddickinson.com

**Total Current Rent Reserved
£1,440 per annum
(equivalent)**



INVESTMENT – Two Freehold Garages



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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.