

London NW1

208 Levita House, Chalton Street, Kings Cross NW1 1HN

**BY ORDER OF THE TREASURY
SOLICITOR'S DEPARTMENT (BVD)**

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 28th February 1983 (thus having approximately 94 years unexpired) at a current ground rent of £10 per annum.

Location

The property is situated on the east side of Chalton Street. A range of local shops and amenities is available along Euston Road. The A501 is accessible and provides a route across central London. London's Kings Cross, St Pancras International and Euston Rail and Underground Stations are also situated close by. The open spaces of Regents Park are within close proximity to the west.

Description

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

**A Leasehold Self-Contained Purpose Built Ground
Floor Flat**

Accommodation

Reception Room, Two Bedrooms, Kitchen, Bathroom

To View

The property will be open for viewing every Thursday and Saturday before the Auction between 1.30 – 2.00 p.m. There will be an extra viewing on Wednesday 16th July between 2.30 – 3.00 p.m. (Ref: UD).

**Vacant
Possession**



NB. The flat is not shown in the photograph.

VACANT – Leasehold Flat

London N1

Flat B, 17 Barnsbury Square, Islington N1 1JL

BY ORDER OF A HOUSING ASSOCIATION

Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from 1st January 2011 at an initial ground rent of £250 per annum.

Location

The property is situated to the west side of Barnsbury Square to the west of its junction with Thornhill Road. Local amenities can be found along Caledonian Road (A5203) whilst more extensive shops, restaurants and amenities are available on nearby Upper Street and Holloway Road. The area is served by Rail services from Highbury & Islington Station (Victoria Line/London Overground) approximately 0.5 miles to the north-east and Caledonian Road and Barnsbury Station (London Overground) which lies approximately 0.5 miles to the north-west. Nearby Kings Cross, St Pancras and Euston Rail Stations provide regular Rail services out of London. The open spaces of Barnard Park, Caledonian Park and Highbury Fields are also within reach.

A Leasehold Self-Contained Raised Ground Floor Flat

Description

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

Accommodation

Studio Room, Kitchen, Bathroom/WC

To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 2.30 – 3.00 p.m. (Ref: UD).

**Vacant
Possession**



Seller's Solicitor

Messrs Penningtons (Ref GP).
Tel: (01256) 407100.
Email: graham.phillips@penningtons.co.uk

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.alltop.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.