

London W3 4C York Road, Acton W3 6TP

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 24th June 1985 (thus having approximately 95 years unexpired) at a current ground rent of £120 per annum.

Location

The property is situated on the north side of York Road to the east of its junction with Horn Lane. Local amenities are available along Horn Lane with the more extensive facilities of The Westfield Shopping Centre being to the east. Rail and Underground services run from North Acton Underground (Central Line) and Acton Mainline (First Great Western) Stations, which are located approximately 0.7 miles to the north-east and approximately 0.2 miles to the south-west. Horn Lane provides access to the A40 and in turn the A406, M40 and M25 Motorways.

A Leasehold Self-Contained First and Second Floor Maisonette

Description

The property comprises a self-contained first and second floor maisonette situated within a mid terrace building arranged over lower ground, raised ground and two upper floors beneath a pitched roof.

Accommodation

First Floor – Reception Room, Bathroom with WC, Kitchen

Second Floor – Two Bedrooms

To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 11.45 a.m. – 12.15 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Rudds Solicitors (R Cohen).
Tel: 01268 778152.
Email: rcohen@rudds.co.uk

Vacant Possession

**VACANT –
Leasehold
Maisonette**



London E12 931E Romford Road, Manor Park E12 5JT

Tenure

Freehold.

Location

Romford Road (A118) runs into Cranbrook Road Ilford (A123). The property itself is situated on Colchester Avenue and is to the rear of 931 Romford Road. Further communications are afforded by the A406 (North Circular Road). Rail services run from both Manor Park and Ilford Rail Stations. The open spaces of Little Ilford Park, together with The Exchange Shopping Centre Ilford, are within reach.

Description

The property comprises a house arranged over ground and first floors.

A Freehold Two Storey House

Accommodation

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

Ground Floor – Reception Room, Two Bedrooms, Kitchen, Shower Room

First Floor – Bedroom with En-Suite Shower Room

To View

The property will be open for viewing every Thursday before the Auction between 3.15 – 3.45 p.m. and every Saturday before the Auction between 2.15 – 2.45 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Carpenters Rose (Ref: MR).
Tel: 0208 906 0088.
Email: mr@carpentersrose.co.uk

Vacant Possession

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.

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.