

Romford Sylvan Glade, Benskins Lane, Noak Hill RM4 1LB



BY ORDER OF MORTGAGEES

Tenure

Freehold.

Location

The property is located to the east of Benskins Lane which runs onto Church Road which in turn connects to Noak Hill Road. An extensive range of local amenities can be found within Romford town centre which is five miles to the south-west. Rail services are provided by Romford Rail Station which provides access to Central London. The M25 runs close to the property providing good access to the national motorway network.

Description

The property comprises a detached house arranged over ground and first floors beneath a pitched roof. The house is located on a roughly rectangular site which extends to approximately 0.63 hectares (1.57 acres).

A Freehold Detached House Occupying a Site extending to Approximately 0.63 Hectares (1.57 Acres). Possible Development Potential subject to obtaining all necessary consents

Accommodation

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

Three Bedroom Accommodation

Planning

Local Authority: Havering London Borough.
Tel: 01708 433 100.

The property may afford potential for development subject to obtaining all the necessary consents.

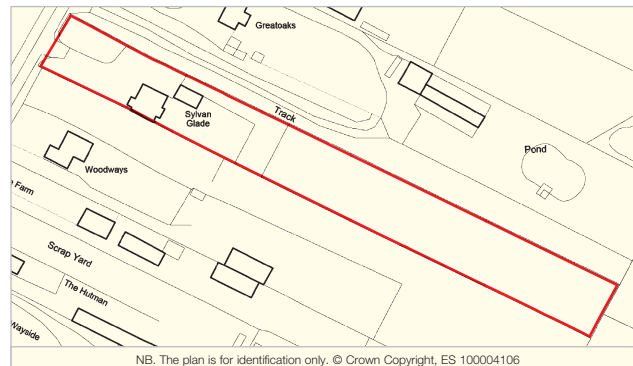
To View

The property will be open for viewing on Wednesday 26th March between 9.30 – 10.00 a.m. Please email: dominic.ketteringham@allsop.co.uk to add your name to the viewing list. Access will not be possible for anyone not registered to view.

Seller's Solicitor

Messrs Eversheds.
Tel: 0845 498 7242.
Email: nbt@eversheds.com

Vacant Possession



VACANT – Freehold House

London N17 Flat 4, Nicholas House, Lordship Lane, Wood Green N17 6AG

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 24th July 1983 (thus having approximately 94 years unexpired) at a ground rent of £50 per annum.

Location

The property is located on the south side of Lordship Lane, to the west of its junction with Walpole Road. Local shops and amenities are available along Lordship Lane. Wood Green Underground Station (Piccadilly Line) is within walking distance to the west. The A10 is easily accessible and local bus routes run along Lordship Lane. The open spaces of Russell Park are located within walking distance to the west.

Description

The property comprises a self-contained flat situated on the first floor of a purpose built block arranged over ground and three upper floors.

A Leasehold Self-Contained Purpose Built First Floor Flat subject to an Assured Shorthold Tenancy

Accommodation

The property was not internally inspected by Allsop. The following information was obtained from the Vendor. We are informed that the property provides:

4 Rooms, Kitchen and Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 15th September 2012 at a rent of £1,200 per calendar month (Holding over).

Seller's Solicitor

Barnes & Partners (Ref: C Smee Esq).
Tel: 0208 340 6697.
Email: c.smee@barnesandpartners.com

**Current Gross Rent Reserved
£14,400 per annum
(equivalent)**

INVESTMENT – 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.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.