

London E13**139 Humberstone Road,
Plaistow
E13 9NH****Tenure**

Freehold.

Location

The property is located on Humberstone Road between its junctions with Angus Road and Oban Road. Local shops and amenities are available along the nearby Barking Road. The open spaces of Brompton Park are within walking distance to the east. The nearby A13 provides direct access to the M25 Motorway to the east. Upton Park Underground Station is located to the north and Newham Hospital is also situated nearby.

Description

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from gardens to both the front and rear.

A Freehold Mid Terrace House**Accommodation**

Ground Floor – Two Reception Rooms,
Kitchen, Bathroom/WC
First Floor – Three Bedrooms

To View

The property will be open for viewing on Friday
7th November between 3.00 – 3.30 p.m.
(Ref: PH).

Seller's Solicitor

Messrs Lopian Wagner (Ref: Eliot Lopian).
Tel: 0161 834 2324.
Email: elopian@lopianwagner.co.uk

Vacant Possession**VACANT – Freehold House****Darwen**

14 Marsh House Lane BB3 3JB
1 Glenview Road M29 8NH
3 Anthony Street SR8 3QB
22 Ascot Street SR8 3RU
16 Gresham Street BL1 8PS
10 Whalley Street BB10 1BX
11 Grange Street BB11 4JZ
20 Waverley Road M9 4LX
163-177 (Odd Nos) Glebe Street WN7 1RH
271 Oldham Road M24 2DW
273 Oldham Road M24 2DW
8/10 Norman Street M24 2JW

Tenure

Freehold and Head Leasehold. Seven houses are held freehold. Twelve houses are held on long leases for an initial term of 999 years, save for one which is held for 850 years. Please refer to the legal pack for a full schedule and for details of the ground rents which are payable.

Location

The properties are located in Manchester, Leigh, Middleton, Burnley, Bolton, Easington and Darwen within the North-West and North-East of England.

A Freehold and Head Leasehold Ground Rent Investment secured upon a Parcel of Nineteen Houses**Description**

The property comprises a ground rent investment secured upon nineteen houses.

Tenancies

Each house is subject to a long lease for a minimum initial term of 850 years from varying dates ranging between 1895 and 2013 at a total current ground rent of £1,305.50 per annum. Please refer to the legal pack for a full schedule of terms and ground rents.

Seller's Solicitor

Messrs Hedleys (Ref: Sarah Christmas).
Tel: 01483 284567.
Email: sarah.christmas@hedleys-solicitors.co.uk

**Total Current
Gross Rent
Reserved
£1,305.50
per annum**

**INVESTMENT – Freehold and Head Leasehold Ground Rent**

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.