

## Richmond-upon-Thames

### 20 Stanmore Gardens, Middlesex TW9 2HN

#### BY ORDER OF JOINT ADMINISTRATORS

##### Tenure

Leasehold. The property is held on a lease for a term of 75 years (less 3 days) from 5th January 1956 (thus having approximately 17 years unexpired\*) at a nominal ground rent. Allsop are not able to advise you regarding the extension of the lease, you are advised to make your own legal enquiries.

##### Location

The property is located on the west side of Stanmore Gardens close to its junction with Stanmore Road. Local shops and amenities are available along Lower Richmond Road and also in North Sheen. North Sheen Rail Station is within walking distance to the south whilst Kew Gardens Underground Station (District Line) is to the north. Open spaces are provided at Kew Gardens a short walk away and Richmond Park is also nearby. The M4 Motorway is to the north and the South Circular Road (A205) is close by.

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

##### Description

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

##### Accommodation

Reception Room, Two Bedrooms, Bathroom, Kitchen

##### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 1st November 2013 at a current rent of £1,325 per calendar month.

\*If required by the Purchaser, the Receivers will procure service of notice under Section 42 of the Leasehold Reform Housing and Urban Development Act 1993 to extend the lease. The purchaser will be responsible for any premium payable for the lease extension and any other costs associated with the process.

##### Seller's Solicitor

Addleshaw Goddard (Ref: Anna Hodgson).  
Tel: 0207 160 3265.  
Email: anna.hodgson@addleshawgoddard.com

**Current Gross Rent Reserved**  
**£15,900 per annum (equivalent)**

##### To View

Please contact Allsop by sending an email to [pam.huggett@allsop.co.uk](mailto:pam.huggett@allsop.co.uk) with the subject heading 'Viewing - Lot 178'.

**INVESTMENT - Leasehold Flat**



## London E15

### Second Floor Flat, 51 Memorial Avenue, West Ham E15 3BT

#### BY ORDER OF FIXED CHARGE RECEIVERS

##### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 25th December 1988 (thus having approximately 100 years unexpired) at a ground rent of £5 per annum plus additional rent. Please refer to the Lease within the Legal Pack.

##### Location

The property is situated on the north side of Memorial Avenue between its junctions with Durban Road and Holland Road. Local shops and amenities are within walking distance. Nearby communications include West Ham Station which provides Underground and DLR services towards Central London. The open space of Memorial Recreation Ground is close by.

##### Description

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

## A Leasehold Self-Contained Purpose Built Second Floor Flat

##### Accommodation

One Bedroom Accommodation  
It has now been partitioned to form:  
Kitchen through to Four Further Rooms and Shower Room with WC and wash basin

##### To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 1.00 - 1.30 p.m. (Ref: UD).

##### Seller's Solicitor

Messrs Rosling King (Ref: AE).  
Tel: 0207 246 8084.  
Email: ann.ebberson@rkllp.com

**Vacant**

**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.allsop.co.uk](http://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.