

## Hayes

**52 Gledwood Avenue,  
Middlesex  
UB4 0AW**

### BY ORDER OF MOUNTVIEW ESTATES PLC

#### Tenure

Freehold.

#### Location

The property is situated on the south side of Gledwood Avenue to the west of its junction with Warley Road. Local amenities are available and the further facilities of both Uxbridge and Hillingdon are accessible. Rail services run from Hayes and Hillingdon Station and the M4, M40 and M25 Motorways are all within reach. The open spaces of Bourne Hall Park and Belmore Playing Fields are close by.

#### Description

The property comprises a semi-detached house arranged over ground and first floors beneath a pitched tile clad roof. There are front and rear gardens.

### A Freehold Semi-Detached House

#### Accommodation

**Ground Floor** – Two Rooms, Kitchen

**First Floor** – Three Rooms, Bathroom, WC

#### To View

The property will be open for viewing every Thursday and Saturday before the Auction between 11.00 – 11.30 a.m. These are open viewing times with no need to register. (Ref: UD).

#### Seller's Solicitor

Messrs Seddons (Ref: Paul Pierides).

Tel: 0207 725 8000.

Email: paul.pierides@seddons.co.uk

### Vacant Possession

**VACANT – Freehold House**



LOT  
**102**

## London SE17

**Flat H,  
80-84 Smyrks Road,  
Elephant & Castle  
SE17 2QP**

### 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 2014 at an initial ground rent of £250 per annum.

#### Location

The property is situated on the north side of Smyrks Road. A wide range of shopping and other amenities can be found approximately 0.2 miles east on Old Kent Road (A2). The property is well served by local bus routes. Rail and Underground services run from Elephant & Castle Station. The open spaces of Surrey Square and Burgess Parks are within easy reach.

#### Description

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

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

#### Accommodation

Reception Room, Bedroom, Kitchen, Bathroom

#### To View

The property will be open for viewing every Wednesday before the Auction between 1.00 – 1.30 p.m. and Saturday between 2.30 – 3.00 p.m. These are open viewing times with no need to register. (Ref: UD).

### Vacant Possession

**VACANT –  
Leasehold Flat**



LOT  
**103**

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](http://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.