

London E8

14 Garden Place, Haggerston Road, Hackney E8 4JD

BY ORDER OF A HOUSING ASSOCIATION

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 26th January 2004 (thus having approximately 112 years unexpired) at an initial ground rent of £9 per annum.

Location

The property is located on Garden Place, to the west of its junction with Haggerston Road. Shops and amenities are available in Dalston to the north-west, with the extensive facilities of Hackney being accessible to the north-east. Haggerston (Overground) Rail Station is to the north-west and the A10 is to the west. The open spaces of Haggerston Park are to the south-east.

Description

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

A Leasehold Self-Contained Purpose Built Second Floor Flat

Accommodation

Reception Room/Kitchen, Bedroom, Bathroom with WC and wash basin

To View

The property will be open for viewing every Monday before the Auction between 3.15 – 3.45 p.m. and Saturday before the Auction between 2.30 – 3.00 p.m. These are open viewing times with no need to register. (Ref: UD).

Vacant Possession



VACANT – Leasehold Flat

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LOT

Luton

60 Farley Lodge, Ruthin Close, Bedfordshire LU1 5EN

Tenure

Leasehold. The property is held on a lease for a term of 99 years from 29th September 1985 (thus having approximately 67 years unexpired) at a current ground rent of £70 per annum.

Location

Farley Lodge is located on Ruthin Close which is accessed via Farley Hill. Local shops and amenities are available in Luton town centre to the north. Luton Rail Station provides a regular and direct service to London St Pancras International Station and local bus routes run along Farley Hill. The M1 Motorway is easily accessible to the west. London Luton International Airport is close by.

Description

The property comprises a self-contained flat situated on the second floor of a purpose built building arranged over ground and two upper floors.

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

Accommodation

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

Studio Accommodation

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 1st January 2014 at a current rent of £475 per calendar month (holding over).

Seller's Solicitor

Messrs ABGM Solicitors (Ref: Sean McCarthy).
Tel: 0208 202 5060.
Email: sean.mccarthy@abgmlaw.com

**Current Gross
Rent Reserved
£5,700
per annum
(equivalent)**

**INVESTMENT –
Leasehold Flat**



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LOT

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 £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.