

## London

### Flat A, 237 Burrage Road, Woolwich SE18 7JW

#### Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from completion at an initial ground rent of £400 per annum.

#### Location

The property is located on the east side of Burrage Road at its junction with The Oaks. Burrage Road runs onto Plumstead Common Road, where local shops and amenities can be found. Woolwich Arsenal DLR Station is to the north and Plumstead Rail Station is to the north-east. The open spaces of Plumstead Common are also close at hand to the east.

#### Description

The property comprises a self-contained lower ground floor flat situated within a building arranged over lower ground, ground and two upper floors beneath a pitched roof.

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

#### Accommodation

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

#### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 12th June 2010 (holding over) at a current rent of £648 per calendar month.

#### To View

The property will be open for viewing on Thursday 13th and Thursday 20th March from 5.00 – 5.30 p.m. (Ref: DK).

#### Current Gross Rent

Reserved

**£10,200 per annum (equivalent)**



#### Seller's Solicitor

Messrs Nationwide Solicitors (Ref: NC).  
Tel: 0208 983 8944.  
Email: naresh@nwsolicitors.com

**INVESTMENT  
– Leasehold Flat**

## Feltham

### 2 The Green, High Street, Hounslow, Middlesex TW13 4AF

#### Tenure

Freehold.

#### Location

The property is conveniently situated, benefiting from the shops and restaurants readily available along Feltham High Street and views across The Green. Both Asda and Tesco Supermarkets are represented together with a Travelodge Hotel, a library and a medical centre. Easy accessibility to Central London, via both Feltham Rail Station (with semi-fast services to London Waterloo) and a good local road network, have led to high tech companies including DHL establishing themselves in the town. Hatton Cross London Underground Station is a 10 minute journey via car or bus to the north and provides frequent Piccadilly Line services through the town. London Heathrow International Airport is 2 miles to the north.

## A Freehold Detached Double Fronted House. Benefits include Off-Street Parking, Rear Garden and views across The Green

#### Description

The property comprises a detached double fronted house occupying a prominent position overlooking The Green. The property benefits from off-street parking for numerous vehicles to the front and a generous garden to the rear.

#### Accommodation

**Ground Floor** – Open Plan Kitchen, Open Plan Reception Room, Two Further Rooms

**First Floor** – Master Bedroom with En-Suite Shower Room, 3 Further Bedrooms, Bathroom with wash basin and WC

#### To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 9.30 – 10.00 a.m. (Ref: UD).

## Vacant Possession

#### Seller's Solicitor

Messrs Ashley Wilson (Ref: Ms Caroline Spector).  
Tel: 0207 584 7557.  
Email: mail@ashleywilson.co.uk



**VACANT – Freehold House**

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.

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