

## London E7

### 171 Boleyn Road, Upton Park E7 9QH



BY ORDER OF REGIS GROUP PLC

**Tenure**  
Freehold.

**Location**  
The property is located on the north side of Boleyn Road, to the east of its junction with Stuckeley Road. An extensive range of local shops and amenities are available close by on Green Street. The A13 is easily accessible and provides excellent access into Central London. Public transport facilities include Upton Park Underground Station which provides services on the District and Hammersmith & City Lines. The open spaces of Plashet Park are within walking distance.

## A Freehold End of Terrace House

**Description**  
The property comprises an end of terrace house arranged over ground and first floors beneath a pitched roof.

**Accommodation**  
**Ground Floor** – Two Reception Rooms, Kitchen, Bathroom  
**First Floor** – Two Bedrooms

**To View**  
The property will be open for viewing every Wednesday and Saturday before the Auction between 12.00 – 12.30 p.m. (Ref: UD).

**Seller's Solicitor**  
Messrs Pier Legal Services (Ref: LC).  
Tel: (01702) 303333.  
Email: lcleasby@piermanagement.com

## Vacant Possession

**VACANT – Freehold House**



8  
LOT

## London NW5

### Flat 1, 68 Fortress Road, Kentish Town NW5 2HG

**Tenure**  
Leasehold. The property is held on a lease for a term of 125 years from 24th June 2011 (thus having approximately 123 years unexpired) at a current ground rent of £250 per annum (rising).

**Location**  
The property is located on the east side of Fortress Road to the north of its junction with Fortress Grove. Local shops are available along Fortress Road and Highgate Road. Tufnell Park and Kentish Town Underground Stations (Northern Line) are both within walking distance. Local bus routes are readily accessible and the A1 is located directly to the north.

**Description**  
The property comprises a self-contained maisonette situated on the ground and lower ground floors of a mid terrace building. The property benefits from a garden to the rear.

## A Leasehold Self-Contained Ground and Lower Ground Floor Maisonette subject to a Regulated 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:  
**Basement Floor** – Two Rooms, Bathroom  
**Ground Floor** – Room, Kitchen/Diner, WC

**Tenancy**  
The property is subject to a Regulated Tenancy at a registered rent of £633.50 per calendar month. (Effective date: 29th February 2012)

**Seller's Solicitor**  
Messrs Bond Dickinson  
(Ref: Mr Chris Ledgerwood).  
Tel: 0191 279 9000 Fax: 0191 230 8501.

**Current Gross Rent  
Reserved  
£7,602 per annum**

**INVESTMENT –  
Leasehold Flat**



9  
LOT