

London SE5
8C Knatchbull Road,
Camberwell
SE5 9QS

Hexagon

BY ORDER OF HEXAGON HOUSING ASSOCIATION

Tenure
Leasehold. The property is to be held on a new lease for a term of 125 years from the date of completion at an initial ground rent of £250 per annum.

Location
The property is located on the north side of Knatchbull Road, close to its junction with County Grove and opposite the junction with McDowall Road. Local shops and amenities are located to the east along Denmark Hill. Loughborough Junction Rail Station is to the south and provides direct rail services into Central London. Oval Underground Station (Northern Line Services) is also within reach to the north-west. The A202 is to the north, providing accessibility around London. The green spaces of Myatt's Fields are to the west.

A Leasehold Self-Contained Second Floor Flat

Description
The property comprises a self-contained second floor flat situated within a mid terrace building arranged over ground and two upper floors.

Accommodation
Access on first floor with stairs leading to accommodation on second floor.
Second Floor – Kitchen
Raised Second Floor – Two Rooms, Bathroom with WC/wash basin

To View
The property will be open for viewing every Wednesday 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

London E4
155-161 Cherrydown Avenue,
Chingford
E4 8DZ

Tenure
Freehold.

Location
The property is situated on the south side of Cherrydown Avenue to the east of its junction with Waltham Way. A good range of local shops and amenities is available nearby and more extensively in Chingford to the north. Rail services run from Highams Park Station, which is approximately 2 miles to the south-east. Waltham Way (A1037) provides access to the A406 (North Circular Road) to the south. Chase Lane Park and Ridgeway Park are both within walking distance.

Description
The property comprises a ground rent investment secured upon a detached building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide four self-contained flats.

A Freehold Ground Rent Investment secured upon a Detached Building internally arranged to provide Four Self-Contained Flats

Tenancy
A schedule of Tenancies is set out opposite.

NB. The lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

Seller's Solicitor
Messrs Wedlake Bell (Ref: MT).
Tel: 020 7406 1611.
Email: mtebbot@wedlakebell.com

Total Current Rent Reserved
£475 per annum



INVESTMENT – Freehold Ground Rent

Property	Terms of Tenancy	Ground Rent £ p.a.
155	Subject to a lease for a term of 150 years from 1st August 2007 (thus having approximately 142 years unexpired)	£150
157	Subject to a lease for a term of 125 years from 1st January 1997 (thus having approximately 107 years unexpired)	£175
159	Subject to a lease for a term of 189 years from 29th September 1980 (thus having approximately 154 years unexpired)	Peppercorn
161	Subject to a lease for a term of 150 years from 1st August 2010 (thus having approximately 145 years unexpired)	£150

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.
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.