

## London W14

### Flats E1 & E2, 65 Holland Road, West Kensington W14 8HL

#### Tenure

Leasehold. Both flats are held on one lease for a term of 130 years from 25th December 1991 (thus having approximately 103 years unexpired) at a current ground rent of £100 per annum. The property benefits from a Share of Freehold.

#### Location

The property is situated on the south side of Holland Road, close to its junction with Napier Road. An extensive range of shops and facilities is available at Westfield Shopping Centre to the north-west. Both Shepherd's Bush and Kensington (Olympia) Rail, Overground and Underground stations are a short walk away. The open spaces of Holland Park are to the north-east.

#### Description

The property comprises two self-contained flats situated within a mid terrace building arranged over lower ground, ground and two upper floors. The property benefits from a communal garden. The flats will be offered collectively as one lot.

**Two Leasehold (Share of Freehold) Self-Contained Studio Flats. One Flat subject to an Assured Shorthold Tenancy. One Flat Vacant. To be offered Collectively as One Lot**

#### Accommodation

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

**E1 – Ground Floor** – Studio Room, Shower Room/WC

**E2 – First Floor** – Studio Room, Shower Room/WC

#### Tenancies

Flat E1 is subject to an Assured Shorthold Tenancy for a term of 15 months from 20th June 2018 at a current rent of £800 per calendar month. Flat E2 is vacant.

#### To View

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

#### Seller's Solicitor

Messrs Simpson Millar LLP (Ref: NP).  
Tel: 0345 357 9500.

Email: [nikhil.patel@simpsonmillar.co.uk](mailto:nikhil.patel@simpsonmillar.co.uk)

**Current Gross Rent Reserved  
£9,600 per annum  
(equivalent)  
from One Flat, with One Flat Vacant**

**INVESTMENT/  
VACANT – Two  
Leasehold Flats**



67  
LOT

## London NW10

### 17 Quainton Street, Neasden NW10 0BG

#### Tenure

Freehold.

#### Location

The property is situated on the north-west side of Quainton Street, to the south-west of its junction with Neasden Lane North. Local shops and amenities are readily available along Neasden Lane North and Blackbird Hill, with the more extensive facilities of Central London also being accessible to the south-east. London Underground services run from Neasden Station (Jubilee Line) to the south-east. The North Circular Road (A406) is to the east and provides direct access to the M1 Motorway. The open spaces of Gladstone Park are to the east.

#### Description

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. There is a garden.

**A Freehold Mid Terrace House subject to a Regulated Tenancy**

#### Accommodation

The property was not internally inspected by Allsop. The following information was obtained from the Rent Register. We understand that the property provides:

**Ground Floor** – Two Rooms, Kitchen, Shower Room /WC

**First Floor** – Three Rooms

#### Tenancy

The property is subject to a Regulated Tenancy at a registered rent of £146.50 per week (effective date 1st October 2017).

#### Seller's Solicitor

Womble Bond Dickinson (Ref: LMH).

Tel: 0191 279 9139.

Email: [lisamarie.hill@wbd-uk.com](mailto:lisamarie.hill@wbd-uk.com)

**Current Rent Reserved  
£7,618 per annum**

**INVESTMENT –  
Freehold House**



68  
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](http://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.