

London N7

40 Roth Walk, Andover Estate, Finsbury Park N7 7RJ

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 4th March 1983 (thus having approximately 92 years unexpired). Please refer to the vendor's solicitors for details of the ground rent payable.

Location

Roth Walk is located on the north side of Seven Sisters Road, close to its junction with Durham Road. Local shops and amenities are available along Seven Sisters Road. Finsbury Park Rail and Underground (Piccadilly and Victoria Lines) Station is within walking distance to the east. The open spaces of Gillespie Park are within walking distance to the south and local bus routes run along Seven Sisters Road.

Description

The property comprises a self-contained flat situated on the first floor of a purpose built block arranged over ground and three upper floors.

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

SIX WEEK COMPLETION AVAILABLE

Accommodation

The property was not internally inspected or measured by Allsop. The following information was provided by the Vendor. We are informed that the property provides:
Reception Room, Two Bedrooms, Kitchen, Bathroom/WC

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 11th January 2015 at a current rent of £1,200 per calendar month (holding over).

Seller's Solicitor

Messrs Waller Pollins (Ref: Brian Gordon).
Tel: 020 8238 5858.
Email: bgordon@wpglaw.co.uk

**Current Gross
Rent Reserved
£14,400
per annum
(equivalent)**

**INVESTMENT –
Leasehold Flat**



99C
LOT

Erith

34 Timothy House, 6 Kale Road, Kent DA18 4BQ

Tenure

Leasehold. The property is held on a lease for a term of 126 years from 1989 (thus having approximately 99 years unexpired) at a current ground rent of £10 per annum.

Location

Timothy House is located off Kale Road, which is accessed via Yarnton Way. Local shops and amenities are available in nearby Abbey Wood to the west. Both Abbey Wood and Belvedere Rail Stations are within walking distance to the south. The open spaces of Southmere Park are within walking distance. Local bus routes run along Yarnton Way.

Description

The property comprises a self-contained flat situated on the sixth floor of a purpose built block.

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

SIX WEEK COMPLETION AVAILABLE

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Joint Auctioneers. We are informed that the property provides:
One Bedroom Accommodation

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of six months from May 2016 at a current rent of £725 per month (holding over).

To View

Please call the Joint Auctioneers.

Joint Auctioneer

Messrs South London Estates (Ref: Eli Weiss).
Tel: 0208 695 1666.
Email: eli@southlondonestates.co.uk

Seller's Solicitor

Messrs Bude Nathan Iwanier (Ref: Simon Dadia).
Tel: 0208 458 5656.
Email: sdadia@bnilaw.co.uk

**Current Gross
Rent Reserved
£8,700 per
annum
(equivalent)**

**INVESTMENT –
Leasehold Flat**



99D
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.