

11
LOT

London SW9 50 Offley Road, Oval SW9 0LS

A Freehold Ground Rent Investment secured upon a Mid Terrace Building arranged to provide Two Self-Contained Maisonettes

Tenure

Freehold.

Location

The property is situated on the south side of Offley Road to the west of its junction with Brixton Road (A23). Local amenities are available along Clapham Road. Oval Underground Station (Northern Line) is located approximately 0.1 miles to the north and Brixton Road (A23) provides access to the A205 (South Circular Road) and the M25 Motorway. The open spaces of Kennington Park are close by.

Description

The property comprises a ground rent investment secured upon a mid terrace building arranged over lower ground, raised ground and two upper floors. The property is internally arranged to provide two self-contained maisonettes.

Tenancy

A schedule of Tenancies is set out below.

Floor	Terms of Tenancy	Current Rent Reserved £ p.a.
Ground and Lower Ground Floors	Subject to a lease for a term of 125 years from 1st June 2011 (thus having approximately 123 years unexpired)	£325
First and Second Floors	Subject to a lease for a term of 125 years from 13th May 1991 (thus having approximately 103 years unexpired)	£100



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

**Total Current Rent Reserved
£425 per annum**

INVESTMENT – Freehold Ground Rent

12
LOT

Redhill Laurence House, Denton Close, Surrey RH1 5LB

BY ORDER OF MORTGAGEES

A Freehold Ground Rent Investment secured upon a Purpose Built Block internally arranged to provide Seven Self-Contained Flats

Tenure

Freehold.

Location

The property is situated on the south side of Denton Close. A range of local shops are available and the further facilities of Redhill town centre are to the north. Rail services run from Earlswood Station approximately 1.5 miles to the north and both the M25 and M23 Motorways are located within easy reach. East Surrey Hospital and the open spaces of Earlswood Common are also located nearby.

Description

The property comprises a ground rent investment secured upon a purpose built block arranged over ground and first floors beneath a pitched roof. The building is internally arranged to provide seven self-contained flats.



Tenancies

Each flat is subject to a lease for a term of 125 years from 25th March 2011 (thus having approximately 123 years unexpired) each at a current ground rent of £350 per annum.

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

**Total Current Rent Reserved
£2,450 per annum**

INVESTMENT – Freehold Ground Rent

14
LOT

Chalfont St Giles 13 Gordon Way, Buckinghamshire HP8 4QU



BY ORDER OF PARADIGM HOUSING GROUP

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 £150 per annum.

Location

Gordon Way is located to the south of Chalfont St Giles to the north of its junction with Crossleys. Local shops and Bus services are provided in Chalfont St Giles whilst the more extensive facilities of Beaconsfield are available to the west. Rail services run from Beaconsfield Station.

Description

The property comprises a self-contained ground floor flat situated within a building arranged over ground and first floors beneath a pitched roof. The property benefits from a garden.

A Leasehold Self-Contained Ground Floor Garden Flat

Accommodation

Reception Room, Two Bedrooms, Kitchen, Bathroom/WC

To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 12 noon – 12.30 p.m. (Ref: UD).

Seller's Solicitor

Messrs Devonshires (Ref: EY).
Email: elad.yasdi@devonshires.co.uk

Vacant Possession

VACANT – Leasehold Flat



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.

LOT 13 – WITHDRAWN