

West Croydon

29 Cecil Road,
Surrey
CR0 3BN

Tenure
Freehold.

Location
The property is located on the south side of Cecil Road near to its junction with Thornton Road. A range of local shops and amenities are readily available nearby and more extensively in Thornton Heath. The Croydon University Hospital is located a short distance to the east. Tramlink services run from Amphere Way and Rail and London Overground services from West Croydon Station. The A23 and Mitcham Road are within easy reach with the open spaces of Canterbury Road Recreation Ground a short walk to the south.

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

A Freehold House subject to an Assured Periodic 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:
Two Bedroom Accommodation

Tenancy
The property is subject to an Assured Periodic Tenancy from 7th February 2003 at a rent of £175 per week.

Current Rent Reserved
£9,100 per annum
(equivalent)

Seller's Solicitor
Porter & Co (Ref: I Cheema).
Tel: 0208 643 5111.
Email: ishcheema@portersol.com

INVESTMENT –
Freehold House



London E13

Flat 3 (Lot 52) &
4 (Lot 53),
317 Barking Road,
Plaistow
E13 8EE

Tenure
Leasehold. Each flat is held on a lease for a term of 125 years from 24th June 2005 (thus having approximately 117 years unexpired) each at a current ground rent of £200 per annum.

Location
The property is located on the north-west side of Barking Road, between its junctions with King Street and Jutland Road. Transport links are good, with the A124 (Barking Road) leading to the A13. Plaistow Underground Station (Circle, District and Hammersmith & City Lines) is within walking distance, whilst West Ham Rail, Underground (Circle, District, Hammersmith & City and Jubilee Lines) and DLR Stations are accessible to the north. The open spaces of Plaistow Park are within walking distance.

Description
The property comprises two self-contained flats each situated on the second floor of a mid terrace building arranged over ground and three upper floors. The flats will be offered individually as two separate Lots.

Two Leasehold Self-Contained Second Floor Flats. One Flat subject to an Assured Shorthold Tenancy. One Flat Vacant. To be offered Individually as Two Separate Lots

Accommodation and Tenancies
The property was not internally inspected by Allsop. The information contained within the below schedule was provided by the Vendor.

To View
Lot 52:
Please call: Allsop.
Tel: 020 7344 2647 (Ref: JB)

Lot 53:
The property will be open for viewing every Monday and Friday before the Auction between 1.00 – 1.30 p.m. (Ref: UD).

Current Gross Rent Reserved
£6,600 per annum
(equivalent) from Flat 3
with Flat 4 Vacant

INVESTMENT/VACANT –
Two Leasehold Flats

Lot	Flat	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
52	3	Studio Accommodation	Assured Shorthold Tenancy for a term from 12th November 2009 expiring 11th December 2009 (Holding over)	£6,600 p.a.
53	4	Kitchen through to Studio Room and Shower Room with WC and wash basin	Vacant	–

Seller's Solicitor
Messrs Excel Law (Ref: CW).
Tel: 020 8500 6476.
Email: info@excelaw.com

