

## Middlesex

### 38 Riverside Gardens, Wembley HA0 1JF

**Tenure**  
Freehold.

**Location**  
The property is situated on the north side of Riverside Gardens to the east of its junction with Hanger Lane (A4005). Local amenities and facilities are available in the area with the extensive shopping facilities of Brent Cross Shopping Centre also being available to the north-east. Underground services run from both Hanger Lane (Central Line) and Alperton (Piccadilly Line) Stations which are both approximately 0.5 miles away. Road communications are afforded by the nearby A4005 which provides access to the A40 and in turn the M25 Motorway. The open spaces of Alperton Sports Ground are within walking distance to the west.

## A Freehold Self-Contained First Floor Flat

**Description**  
The property comprises a self-contained first floor flat situated within a semi-detached building arranged over ground and first floors beneath a pitched roof. Externally there is a garden to the rear.

**Accommodation**  
Three Rooms, Kitchen, Bathroom

**To View**  
The property will be open for viewing every Wednesday and Saturday before the Auction between 10.30 – 11.00 a.m. These are open viewing times with no need to register. (Ref: UD).

**Seller's Solicitor**  
Bond Dickinson (Ref: CL).  
Tel: 0191 279 9808.  
Email: [chris.lidgerwood@bonddickinson.com](mailto:chris.lidgerwood@bonddickinson.com)

## Vacant Possession



**VACANT – Freehold Flat**



9  
LOT

## London W1W

### 95 Great Portland Street and 30-34 Langham Street W1W 7NY

**Tenure**  
Long Leasehold. The property is held on two long leases for a term of 999 years from 1920 (thus having approximately 904 years unexpired) at a peppercorn ground rent.

**Location**  
The property is situated at the corner of the west side of Great Portland Street and the south side of Langham Street. The property is surrounded by extensive shopping facilities including the wide variety that Oxford Street and Regent Street both offer. Underground services run from Oxford Circus Station approximately 0.3 miles south. The open spaces of Cavendish Square Gardens are within easy reach.

**Description**  
The property comprises a ground rent investment secured upon an attractive end of terrace building arranged over ground and five upper floors. The building is internally arranged to provide five self-contained flats together with a ground floor commercial unit.

## A Well Located Long Leasehold Ground Rent Investment secured upon an End of Terrace Building arranged to provide Five Self-Contained Flats together with a Ground Floor Commercial Unit

**Tenancies**  
A schedule of tenancies is set out below:

Unit	Terms of Lease	Ground Rent £ p.a.
Commercial	Subject to a long lease for a term of 900 years from 1st September 2013 (thus having approximately 898 years unexpired)	Peppercorn
Flats 1-5	Each subject to a long lease for a term of 900 years from 1st September 2012 (thus having approximately 897 years unexpired)	£250 p.a. (each)

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

**Seller's Solicitor**  
Glinert Davis (Ref: DaG).  
Tel: 020 7724 4442.  
Email: [gabrielle@glinertdavis.com](mailto:gabrielle@glinertdavis.com)

**Total Current  
Rent Reserved  
£1,250 per  
annum**

**INVESTMENT –  
Long Leasehold  
Ground Rent**



10  
LOT