

## London NW1

### Flat 90, Lock House, 35 Oval Road, Camden NW1 7BJ

#### BY ORDER OF A HOUSING ASSOCIATION

##### Tenure

Leasehold. The property is to be held on a new 125 year lease from 1st July 2014 at an initial ground rent of £100 per annum.

##### Location

The property is located on the west side of Oval Road almost opposite its junction with Jamestown Road. The extensive facilities of Camden Town are to the south-east. London Underground services run from Camden Station (Northern Line) providing direct access into central London. The open spaces of Regents Park are to the south-west as is the Grand Union Tow Path and both the A41 & A1 are also within reach.

##### Description

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

## A Leasehold Self-Contained Purpose Built Third Floor Flat

##### Accommodation

Reception Room, Bedroom, Kitchen, Bathroom with sink and WC

##### To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 3.15 – 3.45 p.m. These are open viewing times with no need to register. (Ref: UD).

## Vacant Possession



## VACANT – Leasehold Flat

177  
LOT

## Southend-on-sea

### 27 St Leonards Road, Essex SS1 2HG

On the instructions of L Brooks MRICS and V Liddell MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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## A Leasehold Self-Contained Ground Floor Flat subject to an Assured Shorthold Tenancy

##### Tenure

Leasehold. The property is held on a lease for a term of 99 years from 11th April 1986 (thus having approximately 70 years unexpired) at a ground rent of £50 per annum.

##### Location

The property is situated on the east side of St Leonards Road off York Road. Local shops and amenities can be found in nearby Southend-on-Sea town centre to the north-east. Southend Victoria and Southend East Rail Stations both provide regular and direct services to London Liverpool Street and London Fenchurch Street stations. This service takes approximately 60 minutes. Queensway (A1160), which leads onto the A13, provides direct access into London. The sea front is located approximately 0.1 miles away from the subject property.

##### Description

The property comprises a self-contained ground floor flat situated within an end of terrace building arranged over ground, raised ground and two upper floors beneath a pitched roof. Externally there is a garden.



##### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the borrower's property manager. We understand the property provides:

##### One Bedroom Accommodation

##### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of six months from 29th February 2012 at a rent of £350 per calendar month.

## Current Gross Rent Reserved £4,200 per annum (equivalent)

## Leasehold Flat

178  
LOT

## Liverpool

### 70 Kingsheath Avenue, Merseyside L14 2DH

## BY ORDER OF THE RECEIVERS A Freehold Mid Terrace House

##### Tenure

Freehold.

##### Location

Kingsheath Avenue is located approximately five miles east of Liverpool city centre and the property is situated to the north-east of its junction with East Prescott Road. Local shops, schools and bus services are available. The A57 is approximately 0.2 miles away. More extensive facilities are available in Liverpool providing a wider variety of shops, colleges, universities, hospitals and Liverpool Rail Stations.

##### Description

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a front and rear garden.



##### Accommodation

**Ground Floor** – Reception Room, Kitchen, Bathroom/WC  
**First Floor** – Three Bedrooms

##### To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 11.45 a.m. – 12.15 p.m. These are open viewing times with no need to register. (Ref: MW).

## VACANT – Freehold House

179  
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 £750 (including VAT) upon exchange of sale memoranda.