

London E17
90B Markhouse Road,
Walthamstow
E17 8BG

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 £250 per annum.

Location

The property is situated on the west side of Markhouse Road to the south of its junction with Ringwood Road. Local shops, amenities and bus services are available along Markhouse Road (A1006). Rail services run from St James Street Rail Station. London Underground services run from Walthamstow Central Underground Station (Victoria Line) approximately 0.8 miles to the north-east. Markhouse Road (A1006) provides access to Forest Road (A503) to the north and Lea Bridge Road (A104) to the south.

Description

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

A Leasehold Self-Contained Ground Floor Studio Flat with Patio

Accommodation

Studio Room/Kitchen, Shower Room/WC

To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 4.30 – 5.00 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Grower Freeman (Ref: MJ).
 Tel: 0207 723 3040.
 Email: mark@growerfreeman.co.uk

Vacant Possession



VACANT – Leasehold Flat



LOT 132

Birkenhead
Flat 11 (Lot 133) and
Flat 12 (Lot 134),
140-142 Whetstone
Lane,
Merseyside
CH41 2TQ

Tenure

Leasehold. Each flat is held on a lease for a term of 125 years from 1st January 2013 (thus having approximately 122 years unexpired) at a current ground rent of £395 per annum.

Location

The properties are located approximately half a miles from Birkenhead town centre, to the east of Whetstone Lane's junction with Clifton Road. Local shops, schools and other amenities are available in Birkenhead town centre whilst the further and more extensive facilities of Liverpool city centre are accessible across the River Mersey. Rail services run from Birkenhead Central Station, which is just 0.3 miles away, and the M53 Motorway is to the south. The open spaces of Birkenhead Park are close by and Liverpool's John Lennon Airport is within reach.

Two Leasehold Self-Contained Second Floor Flats. To be offered either Collectively or Individually

Description

The property comprises two self-contained second floor flats situated within a Grade II Listed building arranged over lower ground, ground and two upper floors. Each flat benefits from an allocated parking space and central heating, as well as a communal garden and courtyard to the rear of the building. The flats will be offered either individually or collectively.

Accommodation

A schedule of Accommodation is set out opposite.

To View

The property will be open for viewing every Tuesday and Friday before the Auction between 11.00 – 11.45 a.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Messrs Forster Dean & Co (Ref: Mr S Hill).
 Tel: 0151 356 7484
 Email: stuarthill@forsterdean.co.uk

Vacant Possession

VACANT – Two Leasehold Flats



Lot	Flat	Floor	Accommodation	Approximate Floor Area (GIA)*
133	11	Second	Reception Room, Bedroom, Kitchen, Bathroom/WC, Parking Space	39.95 sq m (430 sq ft)
134	12	Second	Reception Room, Bedroom, Kitchen, Bathroom/WC, Parking Space	36.88 sq m (397 sq ft)

* Floor areas provided by the Vendor.

LOTS 133-134

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.