

Ruislip

51 Bampton Drive, Middlesex HA4 9DB

Tenure
Freehold.

Location
The property is located on the east side of Bampton Drive, to the north of its junction with Whitby Road. A range of local shops and amenities is available along Victoria Road to the west. London Underground services run from Ruislip Gardens (Central Line) approximately 1km to the south-west, providing regular access to Central London. The A40 is accessible to the south, providing access to both Central London and the M40 Motorway. The open spaces of Roxbourne Park are available to the east.

Description
The property comprises a mid terrace house, arranged over ground and first floors beneath a pitched roof. The property benefits from a rear garden and a garage, together with off-street parking to the front.

A Freehold Mid Terrace House

Accommodation
Ground Floor – Reception Room, Kitchen, Bathroom/WC
First Floor – Three Bedrooms
Rear Garden and Garage



Rear Garden

Seller's Solicitor
Kapoor and Co (Ref: S Kapoor).
Tel: 020 3640 1085.
Email: satish@kapoorsolicitors.co.uk

Vacant Possession

To View
The property will be open for viewing on Wednesday 23rd September between 11.00 – 11.30 a.m.

VACANT – Freehold House



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LOT

London E8

129 Shacklewell Lane, Hackney E8 2EB

Tenure
Freehold.

Location
Shacklewell Lane runs to the east of Stoke Newington Road (A10) and leads to Amhurst Road, which runs directly to the west of Hackney Downs. Rectory Road, Hackney Downs and Dalston Kingsland Rail Stations are all situated approximately half a mile from the property, providing access to National Rail services, with Dalston Kingsland Rail Station also providing access to the London Overground network. Shopping facilities and local amenities are available in Dalston whilst Central London is also readily accessible. The open space of Hackney Downs is close by.

Description
The property comprises a retail unit and two self-contained flats situated within an end of terrace building arranged over ground and first floors.

A Freehold Building arranged to provide a Retail Unit and Two Self-Contained Flats. Retail Unit Vacant with Two Flats subject to Long Leases. Possible Potential for Change of Use to Residential subject to obtaining all necessary consents

Accommodation
The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out opposite was supplied by the Seller.

Planning
Local Planning Authority: London Borough of Hackney.
Tel : 020 8356 8062.
Email: planning@hackney.gov.uk
The property may afford potential for change of use to residential subject to obtaining all necessary planning consents.

To View
The property will be open for viewing every Tuesday between 2.45 – 3.15 p.m. and Friday between 12.30 – 1.00 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor
Messrs Metro Law LLP (Ref Mr N Peace).
Tel: 020 8590 1100.
Email: nic@metrolaw.uk.com

**Total Current Rent Reserved
£500 per annum
with Vacant Possession of
Shop Unit**

PART VACANT – Freehold Building

Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
Ground	Retail Unit	Vacant Possession	-
Ground	Flat	Subject to a Lease for a term of 250 years from 13th October 2006 (thus having approximately 241 years unexpired)	£250 p.a.
First & Second	Maisonette	Subject to a Lease for a term of 250 years from 13th October 2006 (thus having approximately 241 years unexpired)	£250 p.a.



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