

London W8

Flat 9, 132 Earls Court Road, Earls Court W8 6QL

BY ORDER OF A HOUSING ASSOCIATION

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 1st January 1989 (thus having approximately 98 years unexpired) at a current ground rent of £500 per annum.

Location

The property is situated on the west side of Earls Court Road, close to its junction with Cromwell Road (A4). Sainsbury's Local, Starbucks and Gourmet Burger Kitchen are all on Earls Court Road. The more extensive shopping facilities of High Street Kensington and Westfield Shopping Centre are to the north-east and west respectively. Earls Court Underground Station (Piccadilly and District Lines) is approximately 0.2 miles to the south. The A4 provides access to the M4 and in turn the M25 Motorway. Holland Park and Hyde Park are close by.

A Leasehold Self-Contained First Floor Flat (Front)

Description

The property comprises a self-contained first floor flat situated in a mid terrace building arranged over lower ground, raised ground and three upper floors beneath a mansard roof. The flat is accessed via the first and second floor half landing.

Accommodation

Studio Room, Kitchen (shell), Bathroom with WC and wash basin

To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 12.45 – 1.15 p.m. These are open viewing times with no need to register. (Ref: UD).

Vacant Possession



VACANT – Leasehold Flat

Rayne

Foundry Quarter, The Street, Braintree, Essex CM77 6AE

Tenure

Freehold.

Location

Foundry Way runs on the north side of The Street, to the east of its junction with Station Road. Local shops and amenities are available in Rayne and the more extensive facilities of Braintree are accessible to the east. Braintree Rail Station is approximately 2.4 miles to the east and the nearby A120 provides access to the M11 Motorway. Oak Meadow Nature Reserve is close by.

Description

The property comprises a ground rent investment secured upon a mixed use development which is internally arranged to provide an office unit and twenty-two self-contained flats. In addition there are twenty-three car parking spaces.

A Freehold Ground Rent Investment secured upon a Mixed Use Development comprising an Office Unit and Twenty-Two Self-Contained Flats together with Twenty-Three Parking Spaces

Tenancy

Each unit is sold together with a parking space and is subject to a lease for a term of 199 years from 1st January 2009 (thus having approximately 192 years unexpired) at a current ground rent of £125 per annum (doubling every 25 years).

NB. The lessees have NOT taken up their rights of pre-emption under the Landlord & Tenant Act 1987.

Seller's Solicitor

Messrs Ellisons (Ref: TR).
Tel: 01206 719 642
Email: toby.kramers@ellisonssolicitors.com

Total Current
Rent Reserved
**£2,875 per
annum**

**INVESTMENT –
Freehold Ground Rent**



The picture does not depict the entire property being sold

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.allisop.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.

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