

## London W9

### 5 Bradiston Road, Maida Vale W9 3HN

#### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 25th December 1988 (thus having approximately 100 years unexpired) at a current ground rent of £100 per annum.

#### Location

The property is located on the south side of Bradiston Road, immediately to the east of its junction with Fernhead Road. An extensive range of local shops and amenities is available on Kilburn Lane. Underground services run from Queens Park Station (Bakerloo Line) and the A5 is close by.

#### Description

The property comprises a self-contained flat situated on the first floor of a mid terrace building arranged over ground and two upper floors.

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

#### Accommodation

Reception/Kitchen, Two Bedrooms, Bathroom

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a current rent of £1,083.33 pcm.

#### To View

The property will be open to view on Tuesday 10th September between 12.00 – 12.30 p.m.

NB. Please note the Vendors served a Section 21 Notice to Vacate on the current tenants on 26th June 2013 which expires on 14th September 2013. Please check Allsop website for further details.

#### Seller's Solicitor

Messrs Solomon Taylor & Shaw (Ref: SA).  
Tel: 0207 431 1912.  
Email: scott@solts.co.uk

Current Gross Rent Reserved  
**£12,999.96 per annum  
(equivalent)**

**INVESTMENT –  
Leasehold Flat**



## London NW2

### Ground Floor Flat, 700 North Circular Road, Neasden NW2 7QJ

#### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 2nd January 1988 (thus having approximately 99 years unexpired) at a current ground rent of £100 per annum.

#### Location

The property is located on the south side of North Circular Road (A406), immediately opposite its junction with Aboyne Road. An extensive range of local shops and amenities are available close by along Neasden Lane. London Underground services run from Neasden Station (Jubilee Line) and the M1, A1 and A40 are all close at hand. The open spaces of Gladstone Park are also situated within walking distance.

#### Description

The property comprises a self-contained flat situated on the ground floor of an end of terrace building arranged over ground and first floors beneath a pitched roof.

A Leasehold Self-Contained Ground Floor Flat subject to a Regulated Tenancy

#### Accommodation

The property was not internally inspected by Allsop. The following information was obtained from the Rent Register. We are informed that the property provides:  
Two Rooms, Kitchen, Bathroom

#### Tenancy

The property is subject to a Regulated Tenancy at a registered rent of £314 per calendar month. Effective date: 10th April 2006 (Re-registration now due).

#### Seller's Solicitor

Messrs Solomon Taylor & Shaw (Ref: SA).  
Tel: 0207 431 1912.

Current Gross Rent Reserved  
**£3,768 per annum**

**INVESTMENT –  
Leasehold Flat**



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.