

Ilford
296 Fullwell Avenue,
Essex
IG5 0SA

Tenure

Leasehold. The property is held on a lease for a term of 120 years from 25th March 2012 (thus having approximately 116 years unexpired) at an initial ground rent of £250 per annum.

Location

The property is situated on the south side of Fullwell Avenue, which in turn leads onto Barking High Street (A123). Local shops and amenities are available on High Street, with the further and more extensive amenities of both Ilford and Stratford's Westfield Shopping Centre also being within reach. Fairlop Underground Station (Central Line) is approximately 1 mile away and provides direct access into Central London. The open spaces of Repton Park and Fairlop Waters Country Park are also within close proximity.

Description

The property comprises a self-contained ground floor flat situated within a semi-detached 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:
Four Rooms, Kitchen, Bathroom

Tenancy

The property is subject to a Regulated Tenancy at a registered rent of £116.50 per week (Effective date 30th September 2014).

Current Gross Rent Reserved
£6,058 per annum



INVESTMENT – Leasehold Flat

Gerrards Cross
4 & 6 (Lot 14) SL9 9LG,
23 & 25 (Lot 15) SL9 9LD,
58 & 60 (Lot 16) SL9 9LJ,
66 & 68 (Lot 17) SL9 9LJ
Leachcroft,
Chalfont St Peter



BY ORDER OF PARADIGM HOUSING GROUP

Tenure

Freehold.

Location

The properties are located in Chalfont St Peter, Buckinghamshire, which lies to the north of Gerrards Cross and its Rail Station. Both the M40 and M25 motorways are close by, as are the open spaces of The Chilterns and Colne Valley Regional Park.

Description

The property comprises four freehold ground rent investments each secured upon a building which is internally arranged to provide two self-contained flats. The properties will be offered as four separate lots.

Four Freehold Ground Rent Investments each secured upon a Building internally arranged to provide Two Self-Contained Flats. To be offered Individually as Four Separate Lots

Accommodation

A schedule of Tenancies is set out below.

Lot	Address	Terms of Lease	Total Ground Rent £ p.a.
14	4 & 6 Leachcroft	Each subject to a lease for a term of 125 years from 22nd May 1989 and 23rd December 2009 respectively (thus having approximately 98 and 118 years unexpired respectively)	£20 (Total)
15	23 & 25 Leachcroft	Each subject to a lease for a term of 125 years from 15th October 2013 and 30th September 1996 respectively (thus having approximately 122 and 105 years unexpired respectively)	£160 (Total)
16	58 & 60 Leachcroft	Each subject to a lease for a term of 125 years from 1st April 1985 and 23rd October 1989 respectively (thus having approximately 94 and 98 years unexpired respectively)	£20 (Total)
17	66 & 68 Leachcroft	Each subject to a lease for a term of 125 years from 3rd February 1992 and 9th May 1988 respectively (thus having approximately 101 and 97 years unexpired respectively)	£20 (Total)

Total Current Rent Reserved
£220 per annum
from Lots
14 - 17

INVESTMENT – Four Freehold Ground Rents



4 & 6 Leachcroft



23 & 25 Leachcroft



58 & 60 Leachcroft



66 & 68 Leachcroft

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.

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.

Lot 13 - WITHDRAWN