

## London E17

### 34 Merton Road, Walthamstow E17 9DE

**Tenure**  
Freehold.

**Location**  
The property is located on the west side of Merton Road which runs between Grove Road and Lea Bridge Road. Local shops and amenities are available along Lea Bridge Road and Hoe Street. Walthamstow Central Underground Station (Victoria Line) is within walking distance to the north and the open spaces of Knotts Green are also easily accessible.

**Description**  
The property comprises a double fronted semi-detached building arranged over ground and first floors beneath a pitched roof. The property benefits from front and rear gardens and a garage.

**Accommodation**  
The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:

**Basement** – Basement Area  
**Ground Floor** – Hallway, Four Rooms  
**Half Landing** – Room, Bathroom  
**First Floor** – Two Rooms, Kitchen Area

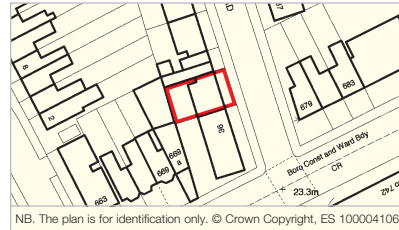
**Planning**  
Local Planning Authority: Waltham Forest Council.  
Tel: 0208 496 3000.  
There is potential for extension/reconfiguration subject to obtaining all necessary consents.

**A Freehold Double Fronted Semi-Detached Building subject to a Protected Tenancy with Garage. Possible Potential for Extension/Reconfiguration subject to obtaining all necessary consents**

**IN THE SAME FAMILY OWNERSHIP FOR OVER 40 YEARS**

**Tenancy**  
The property is subject to a Protected Tenancy at a rent of £9 per week.

NB. We understand the Protected Tenant only occupies the top floor of the building. A copy of the Tenancy Agreement is available from the Auctioneers upon request.  
Email: jimmy.bruce@allsop.co.uk



NB. The plan is for identification only. © Crown Copyright, ES 100004106

**Seller's Solicitor**  
Messrs Teacher Stern  
(Ref: Miss Caitlin Blanchard).  
Tel: 0207 242 3191.  
Email: c.blanchard@teacherstern.com

**Current Rent Reserved £468 per annum From Top Floor with Remainder Vacant**



**INVESTMENT/VACANT – Freehold Building**



LOT  
31

## London N19

### Mezzanine Flat, 164 Fairbridge Road, Holloway N19 3HU

**Tenure**  
Long Leasehold. The property is held on a long lease for a term of 999 years from 29th January 2007 (thus having approximately 991 years unexpired) at a peppercorn ground rent.

**Location**  
The property is located on the south side of Fairbridge Road, directly opposite to its junction with Sussex Way. Local shops and amenities are available along Hornsey Road. Upper Holloway Overground Station is within walking distance to the west whilst Archway Underground Station (Northern Line) also provides access into central London. The A1 is located close by to the west of the property and the open spaces of Elthorne Park are also within walking distance.

**Description**  
The property comprises a self-contained first/second mezzanine level studio flat situated within an end of terrace building arranged over ground, first, mezzanine, second and third floors with an additional ground floor annex.

**A Long Leasehold Self-Contained First/Second Mezzanine Level Studio 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 understand that the property provides:  
Studio Room/Kitchenette, Shower Room and WC

**Tenancy**  
The property is subject to a Regulated Tenancy at a registered rent of £101.50 per week (Effective date: 15th April 2015).

**Seller's Solicitor**  
Bude Nathan Iwanier (Ref: SI).  
Tel: 0208 458 5658.  
Email: si@bnilaw.co.uk

**Total Current Gross Rent Reserved £5,278 per annum (equivalent)**

**INVESTMENT – Long Leasehold Flat**



LOT  
32

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.