

## Mitcham

### 53 Rawnsley Avenue, Surrey CR4 4BX

#### Tenure

Freehold.

#### Location

The property is situated on the west side of Rawnsley Avenue, to the west of its junction with London Road (A217). Local amenities are available along London Road and in Mitcham, with the further and more extensive facilities of Croydon also being within reach to the south. The M25 Motorway is to the south-east. Tooting Rail Station is approximately 0.2 miles to the north. The open spaces of Figges March are located opposite the property.

#### Description

The property comprises a mid terrace house arranged over ground and two upper floors. The property benefits from a garage, off-street parking and a garden to the rear.

### A Freehold Mid Terrace House with Garage

#### Accommodation

**Ground Floor** – Kitchen, Separate WC

**First Floor** – Reception Room, Bedroom with Balcony

**Second Floor** – Two Bedrooms, Bathroom

#### To View

The property will be open for viewing every Monday and Thursday before the Auction between 1.15 – 1.45 p.m. These are open viewing times with no need to register. (Ref: UD).

### Vacant Possession



#### Seller's Solicitor

Messrs Whitmore Law (Ref: A Sandhu).

Tel: 0208 477 1399.

Email: mail@whitmorelaw.co.uk

**VACANT – Freehold House**

## London E10

### Flat D, 400 Lea Bridge Road, Leyton E10 7DY

#### Tenure

Leasehold. The property is held on a new lease for a term of 125 years from completion at an initial ground rent of £250 per annum.

#### Location

The property is located on Lea Bridge Road, just to the south of its junction with Avondale Road. Local shops and amenities are available on Lea Bridge Road itself, with more extensive services being accessible to the north in Walthamstow town centre. London Overground services run from Walthamstow Queens Road Station, approximately 1 mile to the north. London Underground Services run from Walthamstow Central Station, which lies approximately 1.2 miles to the north. The open spaces of The Friendship Gardens are a 1 minute walk to the west.

#### Description

The property comprises a self-contained basement floor flat situated within a building arranged over basement, ground and two upper floors.

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

#### Accommodation

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

Studio Room/Kitchenette, Bathroom/WC

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £193 per week.

**Current Gross  
Rent Reserved  
£10,036  
per annum  
(equivalent)**

#### Seller's Solicitor

Messrs Ezran Law (Ref: Mr J Zeckler).

Tel: 01628 312595.

Email: info@ezranlaw.co.uk

**VACANT –  
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 £1,000 (including VAT) upon exchange of sale memoranda.