

# **London E4** **15-25 Echo Heights,** **Chingford** **E4 7JZ**

**Tenure**  
Freehold.

**Location**  
The property is located on the south side of Echo Heights. Echo Heights leads to Mount Echo Drive, which in turn leads to the A112 to the west. The North Circular Road (A406) is to the south and provides access to the M1 Motorway (Junction 4) to the south-east. Local shops are available in Chingford town centre, with a more extensive range of facilities being available in Loughton to the north-east. London Overground services run from Chingford Station, approximately 1.4 miles to the north-east. The open spaces of Mansfield Park are nearby.

**Description**  
The property comprises a ground rent investment secured upon a purpose built corner building arranged over ground and three upper floors beneath a flat roof. The block is internally arranged to provide six self-contained flats. The property is to be offered with planning permission for the construction of an additional floor to create a self-contained flat with roof terrace.

**A Freehold Part Reversionary Ground Rent Investment**  
secured upon a Purpose Built Block internally arranged to provide Six Self-Contained Flats. To be offered with **Planning Permission for the Construction of an Additional Floor to create a Self-Contained Flat with Roof Terrace.**  
**Reversions from 2094**

**Tenancies**  
A schedule of Tenancies is set out opposite.

**Planning**  
Local Planning Authority: Waltham Forest.  
Tel: 020 8496 3000.  
The property is to be offered with planning permission (Application number 151275) dated 22nd March 2016 for the 'construction of additional floor to form 1 x two bedroom self-contained flat with terrace area at roof level'.

**Seller's Solicitor**  
Messrs The Alan Matthey Group  
(Ref: Ms A Sandler).  
Tel: 0208 906 4411.  
Lawrence House  
Goodwyn Avenue  
London NW7 3RH  
DX 51353 Mill Hill

**Total Current Rent Reserved**  
**£990 per annum**  
**Reversions from 2094**



Flat	Terms of Tenancy	Ground Rent Reserved £ p.a.
15	Subject to a lease for a term of 124 years from 21st September 2009 (thus having approximately 117 years unexpired)	£250 p.a. (doubling in 2029)
17	Subject to a lease for a term of 99 years from 25th March 2007 (thus having approximately 90 years unexpired)	£250 p.a. (doubling in 2047)
19	Subject to a lease for a term of 145 years from 29th September 2015 (thus having approximately 144 years unexpired)	£250 p.a. (doubling in 2035)
21	Subject to a lease for a term of 94 years from 11th April 1997 (thus having approximately 79 years unexpired)	£80 p.a.
23	Subject to a lease for a term of 99 years from 19th January 1996 (thus having approximately 78 years unexpired)	£80 p.a.
25	Subject to a lease for a term of 99 years from 13th August 1996 (thus having approximately 78 years unexpired)	£80 p.a.
<b>INVESTMENT – Freehold Reversionary Ground Rent with Planning Permission</b>		<b>Total £990 pa</b>

# **Erith** **146 Birling Road,** **Kent** **DA8 3HS**

**Tenure**  
Freehold.

**Location**  
The property is situated on the west side of Birling Road, to the north of its junction with Colyners Lane. The property is close to the A206, providing access into Central London and the M25 Motorway. A range of local amenities and shops is available in Erith, with the more extensive shopping facilities of Bluewater Shopping Centre available to the east. Erith School and Erith and District Hospital are both nearby. Slade Green Rail Station provides regular services into London Cannon Street, with an average journey time of approximately 40 minutes. The open spaces of Erith Recreation Ground are nearby.

**Description**  
The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. The property benefits from a garden to the rear and off-street parking.

**A Freehold Semi-Detached House. Possible potential for Extension subject to obtaining all necessary consents**

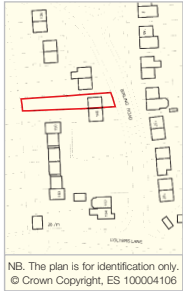
**Accommodation**  
**Ground Floor** – Two Reception Rooms, Kitchen  
**First Floor** – Three Bedrooms, Bathroom, Separate WC

**Planning**  
Local Planning Authority:  
London Borough of Bexley.  
Tel: 0208 303 7777.  
Email: developmentcontrol@bexley.gov.uk  
The property may afford possible potential for extension, subject to obtaining all the necessary consents.

**To View**  
The property will be open for viewing every Wednesday before the Auction between 5.00 – 5.30 p.m. and Saturday before the Auction between 11.00 – 11.30 a.m. These are open viewing times with no need to register. (Ref: UD).

**Seller's Solicitor**  
Messrs Whitmore Law LLP (Ref: Izhar Moosa).  
Tel: 0208 477 1399.  
Email: im@whitmorelaw.co.uk

**Vacant Possession upon Completion**



**VACANT – Freehold House**

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.alltop.co.uk](http://www.alltop.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.