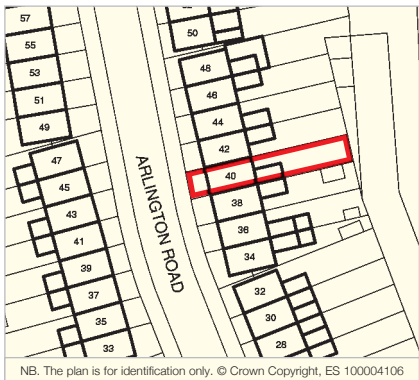
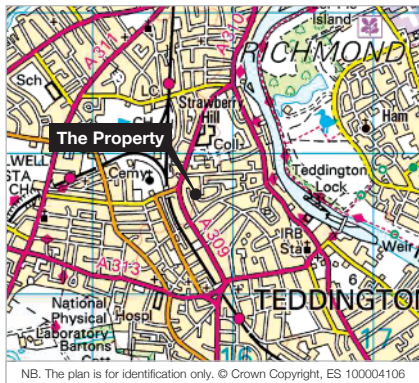


## Teddington

40 Arlington Road,  
Middlesex  
TW11 8NJ

- A Freehold Mid Terrace House
  - Subject to a Regulated Tenancy
  - Rear Garden
  - Current Rent Reserved
- £10,374 per annum**



### Seller's Solicitor

Messrs Edwin Coe (Ref: Julian Gore).  
Tel: 0207 691 4000.  
Email: julian.gore@edwincoe.com

### INVESTMENT – Freehold House



### Tenure

Freehold.

### Location

The property is located on the east side of Arlington Road, to the north of its junction with Teddington Park Road. Local shops and amenities are available within a 10 minute walk to the south. Chertsey Road is to the north, providing access to the M4 Motorway. Rail services run from Teddington, Fulwell and Strawberry Hill Stations, all within a mile of the property. Local bus routes run along Waldegrave Road. The open spaces of Bushy Park are to the south-west.

### Description

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a garden to the rear.

### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Valuation Office Agency Rent Register. We are informed that the property provides:

**Ground Floor** – Two Reception Rooms, Kitchen

**First Floor** – Two Bedrooms, Bathroom/WC

### Tenancy

The property is subject to a Regulated Tenancy at a registered rent of £199.50 per week (Effective date 16th July 2015).

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 – reduced to £200 (including VAT) for lots sold under £10,000.

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.