

## London N11

### 61 Laburnum Close, Colney Hatch Lane, Friern Barnet N11 3PA

#### Tenure

Leasehold. The property is held on an extended lease expiring 31st August 2174 (thus having approximately 157 years unexpired) at a peppercorn ground rent.

#### Location

The property is situated on the south side of Laburnum Close, a cul-de-sac which runs to the south of Poplar Grove, which in turn runs to the east of Colney Hatch Lane (B550). A large Tesco superstore is available on Colney Hatch Lane, with the further facilities of Finchley and Southgate also being accessible to the west and east respectively. Rail services run from New Southgate Station and London Underground services run from Arnos Grove Station (Piccadilly Line) within 2 miles to the east. The North Circular Road (A406) is to the south and provides access to the A10, A1 and M1 Motorway.

## A Leasehold Self-Contained Purpose Built First Floor Flat subject to a Life Tenancy

#### Description

The property comprises a self-contained first floor flat situated within a purpose built block arranged over ground and two upper floors beneath a pitched roof.

#### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:  
Reception Room, Bedroom, Kitchen, Bathroom

#### Tenancy

The property is subject to a Life Tenancy from 17th January 2001 at nil rent (tenant profile: Female. Date of Birth: 1940).

#### Seller's Solicitor

Messrs Grower Freeman Solicitors (Ref: MJ).  
Tel: 0207 723 3040.  
Email: mark@growerfreeman.co.uk

**INVESTMENT –  
Leasehold Flat**



## London W1G

### Garage at 29 Devonshire Close, Marylebone W1G 7BD

#### Tenure

Leasehold. The property is held on a lease for a term of 99 years from 26th December 1978 (thus having approximately 60 years unexpired) at a current ground rent of £10 per annum.

#### Location

The property is located on the south side of Devonshire Street, close to its junction with Harley Street. Local shops and amenities are available on Marylebone High Street to the west. London Underground services run from Regent's Park Station (Bakerloo Line) approximately 0.2 miles to the north and Great Portland Street (Circle, Metropolitan and Hammersmith & City Lines) Station is also within reach. The nearby A501 is accessible from Harley Street. The open spaces of Regent's Park are close by to the north.

## A Well Located Leasehold Garage extending (GIA) to Approximately 29.7 sq m (320 sq ft). Close to Marylebone Village

#### Description

The property comprises a garage forming part of the ground floor of an end of terrace building.

#### Accommodation

The property was not internally inspected or measured by Allsop. We understand the property extends (GIA) to approximately 29.7 sq m (320 sq ft).

#### To View

The property will be open for viewing every Wednesday between 2.45 – 3.15 p.m. and Friday between 3.15 – 3.45 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

#### Vacant Possession

#### Seller's Solicitor

Messrs Peter Brown (Ref: John Dresner).  
Tel: 0208 447 3277.  
Email: john@peterbrown-solicitors.com

**VACANT –  
Leasehold  
Garage**



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