

London E13

484B Green Street, Upton Park E13 9DB

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 29th February 2008 (thus having approximately 116 years unexpired) at a current ground rent of £50 per annum.

Location

The property is situated on the west side of Green Street (B167), close to its junction with Walton Road. Local shops and amenities are available, with more extensive facilities being accessible in Stratford. Upton Park Underground Station (District and Hammersmith & City Lines) is approximately 0.2 miles to the north. The A13 is accessible via the B167 and A124. The open spaces of Central Park are close by to the south-east.

Description

The property comprises a self-contained ground floor garden flat situated within a building arranged over ground and first floors. The property benefits from a garden to the rear.

A Leasehold Self-Contained Two Bedroom Ground Floor Garden Flat subject to an Assured Shorthold Tenancy

Accommodation

Reception Room, Two Bedrooms, Kitchen, Bathroom, WC

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,200 per calendar month. We are advised that should the buyer request vacant possession on the day of the exchange of contracts, our clients shall provide vacant possession upon completion.

To View

The property will be open for viewing every Thursday before the Auction between 1.30 – 2.00 p.m. and Friday before the Auction between 2.15 – 2.45 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Lynn Murray & Co (Ref: Ms L Murray).
Tel: 01483 268847.
Email: lynn@lynnmurray.co.uk

**Current Gross
Rent Reserved
£14,400
per annum
(equivalent)**



**INVESTMENT –
Leasehold Flat**



London SE6

Flat 4 Braemar Court, Cumberland Place, Catford SE6 1LD

Tenure

Leasehold. The property is held on a lease for a term of 189 years from 1st September 1995 (thus having approximately 167 years unexpired). There is no ground rent.

Location

The property is situated on the east side of Cumberland Place, which leads to Pasture Road. Local amenities are available on Verdant Lane. Catford town centre is approximately 1.5 miles to the west and Lewisham is within 2 miles to the north. Rail services run from Lee and Grove Park Stations, with road access provided by the A205 (South Circular Road) and A21 (Bromley Road). The open spaces of Forster Memorial Park are close by.

Description

The property comprises a self-contained ground floor flat situated within a purpose built block arranged over ground and three upper floors beneath a pitched roof. Externally, the property benefits from an allocated parking space.

A Leasehold Self-Contained Purpose Built Ground 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:
Reception Room, Bedroom, Kitchen, Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 12th November 2015 (holding over) at a current rent of £1,149.59 per calendar month.

To View

The property will be open for viewing on Friday 19th May between 1.00 – 1.30 p.m. These are open viewing times with no need to register.

Seller's Solicitor

Messrs Allen Barfields Solicitors
(Ref: Mr B Cudby).
Tel: 0208 680 2050.
Email: bc@allenbarfields.co.uk

**Current Gross
Rent Reserved
£13,795
per annum
(equivalent)**



**INVESTMENT –
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.

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.