

## Edgware

**68 Benningholme Road,  
Middlesex  
HA8 9HG**

**Tenure**  
Freehold.

**Location**  
The property is located on the east side of Benningholme Road, to the east of its junction with The Meads. Local shops and amenities are available to the north-east on The Broadway, with more extensive shops and services being accessible to the west in Edgware town centre. Rail services run from Mill Hill Broadway Station 0.3 miles to the east. London Underground services run from Edgware Station (Northern Line) which is 1.3 miles to the west. The open spaces of Lyndhurst Park are directly to the east.

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

### A Freehold Mid Terrace House

**Accommodation**  
The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:  
**Ground Floor** – Reception Rooms with Kitchen, Bathroom/WC  
**First Floor** – Three Bedrooms

**To View**  
The property will be open for viewing every Thursday between 11.00 – 11.30 a.m. and Saturday between 9.30 – 10.00 a.m. before the Auction. These are open viewing times with no need to register. (Ref: UD). Viewings will commence on Saturday 13th May.

**Seller's Solicitor**  
Messrs Whitmore Law (Ref: A Patel Esq).  
Tel: 0208 477 1399.  
Email: mk@whitmorelaw.co.uk

### Vacant Possession

**VACANT –  
Freehold House**



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LOT

## Ilford

**15 Beaufort Gardens,  
Essex  
IG1 3DB**

**Tenure**  
Freehold.

**Location**  
The property is located on the north side of Beaufort Gardens, close to its junction with Cranbrook Road (A123). Local shops and amenities are available to the south, with a more extensive range of facilities being accessible further to the south on Cranbrook Road. Gants Hill Underground Station (Central Line) is approximately 0.7 miles to the north. The A123 provides direct access to the North Circular Road (A405). The open spaces of Valentine Park are directly to the west.

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

### A Freehold Semi-Detached House subject to an Assured Shorthold Tenancy

**Accommodation**  
**Ground Floor** – Two Reception Rooms, Kitchen, Conservatory  
**First Floor** – Three Bedrooms one with En-suite Shower Room, Bathroom/WC

**Tenancy**  
The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 15th June 2015 (holding over) at a rent of £1,675 per calendar month.

**To View**  
Please call the Joint Auctioneers.

**Joint Auctioneer**  
LPS Estates (Ref: Mr Anthony Folivi).  
Tel: 0208 539 3677.  
Email: anthony@lpsestates.com  
**Seller's Solicitor**  
Messrs Trinity Solicitors (Ref: Maleka Begam).  
Tel: 0208 555 3030.  
Email: maleka@trinitysolicitors.com

**Current Rent  
Reserved  
£20,100  
per annum  
(equivalent)**



**INVESTMENT –  
Freehold House**



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LOT

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.