

London W14

173 Cheesemans Terrace, West Kensington W14 9XR

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 25th December 2013 (thus having approximately 124 years unexpired) at a current ground rent of £10 per annum.

Location

The property is located within the popular area of West Kensington on the east side of Cheesemans Terrace, to the north of its junction with Star Road. The local shops and amenities available along North End Road (B317) are within walking distance, with a more extensive range of shops being accessible in Hammersmith to the north-west and Fulham Broadway to the south. London Underground services run from West Kensington Station (District Line) less than half a mile to the north. The open spaces of Normand Park are nearby.

Description

The property comprises a self-contained second floor flat situated within a purpose built block arranged over ground and four upper floors.

A Leasehold Self-Contained Purpose Built Second Floor Flat. Potential for Reconfiguration to provide a Two Bedroom Self-Contained Flat, subject to obtaining all necessary consents

Externally the property benefits from communal gardens and off-street parking (unallocated). There is a separate storage area. The property may afford potential for internal reconfiguration to provide a self-contained two bedroom flat subject to all the necessary consents being obtained.

Accommodation

Reception Room, Bedroom, Kitchen, Bathroom with WC and wash basin
Outside Separate Storage Room

To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 12.45 – 1.15 p.m. (Ref: UD).

Seller's Solicitor

William Heath and Co (Ref: J Sidnick).
Tel: 0207 492 3951.
Email: justin.sidnick@williamheath.co.uk

Vacant Possession



VACANT – Leasehold Flat

London E6

Ground Floor Flat (Lot 176) & First Floor Maisonette (Lot 177), 13 St Martins Avenue, Newham E6 3DU

Tenure

Leasehold. Please refer to the Seller's Solicitors.

Location

The properties are located on the east side of St Martins Avenue to the south of its junction with Barking Road (A124). Extensive shopping facilities can be found nearby on Barking Road itself. London Underground services run from Upton Park London Underground Station (Circle, District, Hammersmith and City & Metropolitan Lines) approximately ½ mile to the north. Road communications are afforded by the A124 which provides onwards access to the North Circular Road (A406) and the A13.

A Leasehold Self-Contained Flat and a Leasehold Self-Contained Maisonette. Each subject to an Assured Shorthold Tenancy. To be offered either Individually or Collectively

Description

The property comprises a self-contained flat and a self-contained maisonette situated within a mid terrace building arranged over ground and two upper floors. The properties will be offered either individually or collectively.

Accommodation and Tenancies

The ground floor flat was not inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out below was provided by the Seller. The first and second floor maisonette was inspected by Allsop.

To View

Please contact Allsop by sending an email to mark.ibbotson@allsop.co.uk with the subject heading 'Viewing – Lot 176/177'.

Seller's Solicitor

TV Edwards (Ref: I Duncan Esq).
Tel: 0203 440 8000.
Email: ian.duncan@tvedwards.com

**Total Current
Gross Rent
Reserved
£21,600
per annum
(equivalent)**

**INVESTMENT –
Leasehold
Flat/Maisonette**



Lot	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
176	Ground	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy	£10,800 p.a.
177	First Second	Reception Room, Bedroom, Kitchen, Bathroom/WC Bedroom	Subject to an Assured Shorthold Tenancy	£10,800 p.a.
				Total £21,600 p.a.

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 £750 (including VAT) upon exchange of sale memoranda.