

Tillbury

1 Wellington Road, Essex RM18 7PR

A Freehold Six Bedroom HMO. Fully Let

Tenure
Freehold.

Location

The property is situated on the west side of Wellington Road, to the north of its junction with Dock Road. Local amenities are accessible, whilst global employers such as Hyundai occupy nearby. Tillbury Town Rail Station is only half a mile away and provides direct services to London Fenchurch Street with journey times of approximately 45 minutes.

Description

The property comprises an end of terrace building internally arranged to provide HMO accommodation.



Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Current Rent Reserved £39,995.28 per annum (equivalent)

Room	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.
1	Ground	Bedroom with En-Suite Shower, WC and wash basin	AST for 6 months from 02/06/2016 (Holding over)	£555.49 p.c.m.
2	Ground	Bedroom with En-Suite Shower, WC and wash basin	AST for 6 months from 27/05/2016 (Holding over)	£555.49 p.c.m.
3	Ground	Bedroom with En-Suite Shower, WC and wash basin	AST for 6 months from 27/05/2016 (Holding over)	£555.49 p.c.m.
	Ground	Kitchen		
4	First	Bedroom with En-Suite Shower, WC and wash basin	AST for 6 months from 27/05/2016 (Holding over)	£555.49 p.c.m.
5	First	Bedroom with En-Suite Shower, WC and wash basin	AST for 6 months from 06/06/2016 (Holding over)	£555.49 p.c.m.
6	First	Bedroom with En-Suite Shower, WC and wash basin	AST for 6 months from 27/05/2016 (Holding over)	£555.49 p.c.m.

INVESTMENT – Freehold Building

286
LOT

London NW6

Roof Space at 2 Abbots Place, West Hampstead NW6 4NP

TO BE OFFERED WITHOUT RESERVE
Leasehold Roof Space. Possible potential for Residential Development subject to obtaining all necessary consents

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 30th June 2017 (thus having approximately 124 years unexpired) at a current ground rent of £100 per annum.

Location

The property is located on the south side of Abbots Place, to the west of its junction with Priory Road, which in turn leads onto Belsize Road and onto Kilburn High Road. Local shops and amenities are available along Kilburn High Road. Kilburn High Road Station is approximately 0.3 miles to the south-west and the open spaces of Kilburn Grange Park and Paddington Recreation Ground are within close proximity.

Description

The property comprises roof space.

Accommodation
Roof Space



Planning

Local Planning Authority: London Borough of Camden.

Tel: 0207 974 4444.

The property may afford possible potential for residential development, subject to obtaining all necessary consents. The freeholder consents to the conversion to create a single residential dwelling. Please refer to the legal documentation.

Vacant Possession

VACANT – Leasehold Roof Space

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LOT

London SE19

16 Claylands Court, Salters Hill, Gipsy Hill SE19 1EB

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 17th August 2009 (thus having approximately 116 years unexpired) at a current ground rent of £100 per annum (doubling every 25 years).

Location

The property is situated on the south-east side of Salter's Hill, to the north-east of its junction with Whiteley Road. Local shops and amenities are readily available to the south-east, with the extensive shops and facilities of London City being accessible directly to the north. Local bus routes run along Central Hill to the south. Rail services run from Gipsy Hill Station to the east. Streatham High Road (A23) is to the west via the A214, which provides direct access to the M25 Motorway. The open spaces of Norwood Park are to the west.

A Leasehold Self-Contained Purpose Built Fifth and Sixth Floor Maisonette

Description

The property comprises a self-contained fifth and sixth floor maisonette situated within a purpose built block arranged over ground and six upper floors.

Accommodation

Fifth Floor – Reception Room, Kitchen, Separate WC

Sixth Floor – Two Bedrooms, Bathroom

To View

The property will be open for viewing every Monday and Saturday before the Auction between 11.45 a.m. – 12.15 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Thomas Guise Solicitors (Ref: Mr D Parkinson).
Tel: 01527 912912.

Email: david.parkinson@thomasguise.co.uk

Vacant Possession Upon Completion

VACANT – Leasehold Maisonette



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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.alltop.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.