

London NW2 4 and 4A Clarendon Court, Sidmouth Road, Willesden NW2 5HB

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 1st January 1977 (thus having approximately 86 years unexpired) a current ground rent of £50 per annum.

Location

The property is located on the north side of Sidmouth Road, to the west of its junction with Staverton Road. Local amenities and facilities are accessible along Willesden Lane (A4003) to the east. Willesden Lane Underground Station (Jubilee Line) is approximately 0.2 miles to the north and Brondesbury Park Overground Station is approximately 1 mile to the east. The A4003 provides access to the A406 (North Circular Road). The open space of Queens Park is to the south-east.

Description

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

A Leasehold Self-Contained Purpose Built Ground Floor Flat with Separate Room. Possible Potential for Reconfiguration, subject to obtaining all necessary consents

Accommodation

4 Clarendon Court

Ground Floor – Reception Room, Three Bedrooms (One with En-Suite), Kitchen, Bathroom with wash basin, Separate WC

4a Clarendon Court

Ground Floor – Room

Total GIA Approximately 130.4 sq m (1,403 sq ft)

To View

The property will be open for viewing every Thursday and Saturday before the Auction between 2.00 – 2.30 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Howard Kennedy LLP (Ref: C Maxwell).
Tel: 0207 663 8608.
Email: charles.maxwell@howardkennedy.com

Vacant Possession



VACANT – Leasehold Flat and Room

Wisbech Land at the rear of 13-17 Norwich Road, Cambridgeshire PE13 2AD

Tenure

Freehold.

Location

The property is situated on the north side of Norwich Road, at its junction with Churchill Road. The property has return frontage on to Churchill Road (A1101). Churchill Road in turn leads onto Norfolk Street where shops are available. A more extensive range of facilities is available in Wisbech town centre 0.5 miles to the north. Thomas Clarkson Academy is 0.8 miles to the south, and the A47 is to the south via the A1101.

Description

The property comprises a site extending to approximately 0.016 hectares (0.040 acres).

A Freehold Site extending to Approximately 0.016 Hectares (0.040 Acres). To be offered with Planning Permission for the Erection of 3 x Two Bedroom Flats

Accommodation

Site Area Approximately 0.016 Hectares (0.040 Acres)

Planning

Local Planning Authority: Fenland District Council.
Tel: 01354 654321.
To be offered with planning for erection of 3 x two bedroom flats. The consent was granted Certificate of Lawful Use (existing); implementation of planning permission (dated 3rd June 2015).

Seller's Solicitor

Cain Associates (Ref: W Cain).
Tel: 0208 298 0229.
Email: cain@cain-associates.co.uk

Vacant Possession



VACANT – Freehold Land

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

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