

London NW10
90 Harp Island Close,
Harlesden
NW10 0DQ

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 1st July 1986 (thus having approximately 96 years unexpired) at a peppercorn ground rent.

Location

The property is located on the west side of Harp Island Close. Local shops are available along Blackbird Hill, with a more extensive range of amenities and facilities available within Wembley to the west. London Underground services run from Wembley Park (Jubilee and Metropolitan Lines) to the west, and the nearby A5 provides access to Central London, with the A406 (North Circular Road) easily accessible to the north. The open spaces of Fortune Green are directly opposite the property. The open space of Neasden Recreation Ground is within walking distance to the east.

A Leasehold Self-Contained First Floor Studio Flat

Description

The property comprises a self-contained first floor studio flat situated within a building arranged over ground and two upper floors.

Accommodation

Reception Room/Bedroom, Kitchen, Shower Room, WC

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

Aubrey David Solicitors (Ref: M. Adler).
 Tel: 0207 224 4410.
 Email: alderm@aubreydavid.com

Vacant Possession



VACANT – Leasehold Flat

Mountain Ash
The Osborne Hotel,
Rheola Street,
Rhondda Cynon Taff
Wales
CF45 3TA

Tenure

Freehold.

Location

Rheola Street is located approximately a mile south of Mountain Ash. The property is situated to the south of its junction with Cynon Terrace within a predominantly residential area. Local shops, schools and bus services are available nearby and Penrhifceiber Rail Station is within half a mile to the north on the fringes of the town centre. Extensive facilities are available approximately eighteen miles to the south in Cardiff city centre which provides a large selection of shops, schools, colleges, universities, hospital and Cardiff Rail Stations. The M4 Motorway is accessible to the south.

Description

The property comprises a detached building arranged over basement, ground and two upper floors beneath a pitched roof. Externally, there is a decked area to the rear. The building is internally arranged to provide a former thirteen bedroom hotel.

A Freehold Detached Three Storey Building. Internally arranged to provide a Thirteen Bedroom Hotel. Potential for Redevelopment, subject to all necessary consents being obtained

Accommodation

Ground Floor – Two Bar Areas, Lounge, Kitchen, Raised Stage Area, WCs

First Floor – Function Room, Seven Rooms, Kitchen, Bathroom and Various WCs

Second Floor – Six Rooms, Kitchen, Bathroom, WC, Storeroom

Site Area 0.062 Hectares 0.154 Acres

Planning

Local Planning Authority: Rhondda Cynon Taff.
 Tel: 01443 425004.

The property may afford potential for redevelopment, subject to all necessary consents being obtained.

To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 4.45 – 5.30 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Griffiths Ings Solicitors (Ref: GM).
 Tel: 01792 512403.
 Email: grahamm@griffithsings.com

Vacant Possession



VACANT – Freehold Building



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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