

## London E10

### 40 Belmont Park Road, Leyton E10 6AX

eastTHAMES

BY ORDER OF EAST THAMES GROUP

#### Tenure

Freehold.

#### Location

Belmont Park Road is located off Leyton High Road (A112) which in turn runs off Lea Bridge Road (A104). Shops and amenities are available in Leyton and Leytonstone. Leyton Midland Road Overground Station is approximately 0.5 miles to the south. The A12 is close by.

#### Description

The property comprises a mid terrace building arranged over ground and first floors beneath a pitched roof. Internally, the property is arranged to provide two self-contained flats.

A Freehold Mid Terrace Building internally arranged to provide Two Self-Contained Flats

#### Accommodation

**Ground Floor Flat A** – Reception Room, Bedroom, Kitchen Area, Bathroom with WC and basin

**First Floor Flat B** – Reception Room, Bedroom, Kitchen, Bathroom with WC and basin

#### To View

The property will be open for viewing every Thursday and Saturday before the Auction between 11.45 a.m. – 12.15 p.m. (Ref: UD).

#### Seller's Solicitor

Messrs Clarke Willmott (Ref: JM).

Tel: 0845 209 1000.

Email: jenny.mcneill@clarkewillmott.com

**Vacant Possession**

**VACANT –  
Freehold Building**



121  
LOT

## St Helens

### 90 News Lane, Rainford, Merseyside WA11 7JU

#### Tenure

Freehold.

#### Location

News Lane is located to the north of Rainford and the property is situated to the south of its junction with Ferry Knoll Road. Some shops, bus service and Rainford Rail Station are available locally. Rainford Centre is just over a mile to the south and provides a wider range of shops, schools, doctor surgery and college. St Helens is just over six miles to the south. Rail services run from St Helens Central Station. The M58 Motorway is to the north.

#### Description

The property comprises a semi-detached dormer bungalow arranged over ground and first floors beneath a pitched roof. The property benefits from front and rear gardens, off-street parking and a garage.

A Freehold Semi-Detached Dormer Bungalow.  
Garage

#### Accommodation

**Ground Floor** – Two Reception Rooms, Kitchen

**First Floor** – Two Bedrooms, Bath/Shower Room, Separate WC

#### To View

The property will be open for viewing every Monday and Thursday before the Auction between 4.00 – 4.30 p.m. (Ref: MW).

**Vacant Possession**

**VACANT –  
Freehold Bungalow**



122  
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](http://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.