

## London E12

### 34 Fourth Avenue, Manor Park E12 6DD



#### BY ORDER OF MORTGAGEES

##### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 22nd August 2007 (thus having approximately 118 years unexpired) at a current ground rent of £200 per annum.

##### Location

The property is located on the west side of Fourth Avenue close to its junction with Romford Road (A118) where local shops and amenities can be found. Woodgrange Park Overground and Manor Park Rail Stations are located approximately half a mile to the west and Ilford Rail Station is to the east. The North Circular Road (A406) is close by and connects the area to the national motorway network.

A Leasehold Mid Terrace Building internally arranged to provide Two Residential Units. Possible Potential for Conversion of Existing to form a Single Dwelling, subject to obtaining all necessary consents

##### Description

The property comprises a mid terrace building arranged over ground and first floors beneath a pitched roof and is internally arranged to provide two residential units. The property affords potential for conversion to form a single dwelling, subject to obtaining all necessary consents. There is a garden to the rear.

##### Accommodation

**Ground Floor** – Two Rooms, Kitchen, Bathroom with WC and wash basin

**First Floor** – Four Rooms, Bathroom with WC and wash basin

##### To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 12.30 – 1.00 p.m. (Ref: UD).

##### Seller's Solicitor

Messrs DWF LLP (Ref: AR).  
Tel: 0161 603 5103 Fax: 0161 603 5050.  
Email: alicia.renshaw@dwf.co.uk

#### Vacant Possession

**VACANT –  
Leasehold Building**



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LOT

## Aldershot

### 47 Perowne Street, Hampshire GU11 3JR

A Freehold Mid Terrace House subject to a Life Tenancy

##### Tenure

Freehold.

##### Location

The property is located on the east side of Perowne Street which runs between Alexandra Road and Queens Road. Local shops and amenities are within walking distance in Aldershot town centre to the east. Aldershot Rail Station is to the east and provides a regular and direct service to London Waterloo, this service takes approximately 65 minutes.

##### Description

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property has gardens to both the front and rear.

##### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor.



We are informed that the property provides: Entrance Hall, Reception Room/Dining Room, Three Bedrooms, Kitchen, Bathroom

##### Tenancy

The property is subject to a Life Tenancy at nil rent. We are informed that the tenant is a single man aged 70 years.

**INVESTMENT – Freehold House**

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LOT

## Southminster

### 8C High Street, Essex CM0 7DE

A Leasehold Self-Contained First Floor Flat

##### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 1st January 2007 (thus having approximately 118 years unexpired) at a ground rent of £150 per annum.

##### Location

The property is located on the north side of Southminster High Street close to its junction with Burnham Road. Local shops and amenities can be found along High Street and a more extensive range can be found in both Maldon and Chelmsford to the north-west. Southminster Rail Station is close by and provides regular services to London Liverpool Street with a journey time of approximately an hour and fifteen minutes.

##### Description

The property comprises a self-contained first floor flat situated within a building arranged over ground and first floors beneath a pitched roof.



##### Accommodation

Open Plan Reception Room with Kitchen Area, Two Bedrooms, Bathroom with WC and basin

##### To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 9.30 – 10.00 a.m. (Ref: UD).

**Vacant Possession**

**VACANT – Leasehold Flat**

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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.allsop.co.uk](http://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.