

London SE25

57 Belmont Road, South Norwood SE25 4QG

Tenure
Freehold.

Location
The property is situated on the north side of Belmont Road, to the east of its junction with Portman Road (A215). The A23 and A232 are to the west and south respectively. Shops are available in South Norwood to the north, with a more extensive range of facilities being accessible in Croydon town centre to the south-west. Rail services run from Norwood Junction Station approximately 0.9 miles to the north-east. The open spaces of South Norwood Country Park are nearby.

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

A Freehold Mid Terrace House subject to a Regulated Tenancy

Accommodation
The property was not internally inspected by Allsop. The following information was obtained from the Rent Register. We are informed that the property provides:
Ground floor – Room, Kitchen, Bathroom/WC with wash basin
First Floor – Three Rooms

Tenancy
The property is subject to a Regulated Tenancy at a registered rent of £185 per week (effective date 1st August 2018).

Seller's Solicitor
Womble Bond Dickinson LLP
(Ref: Mr M Harrington).
Tel: 0191 279 9142.
Email: michael.harrington@wbd-uk.com

Current Rent Reserved
£9,620 per annum

INVESTMENT – Freehold House



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LOT

Swanscombe

61A Milton Street, Kent DA10 0DQ

Tenure
Leasehold. The property is held on a lease for a term of 99 years from 25th March 1988 (thus having approximately 68 years unexpired) at a current ground rent of £200 per annum.

Location
The property is located on the east side of Milton Street, to the south of its junction with Ames Road. Local shops and amenities are available along Milton Road, with the further facilities of Swanscombe being accessible to the north-east. Bluewater Shopping Centre is to the south-west. Swanscombe Rail Station is to the north-east and provides frequent direct services to Central London. Local bus routes run along Milton Road. London Road (A226) provides access to both the A2 and A282.

A Leasehold Self-Contained Ground Floor One Bedroom Flat

Description
The property comprises a self-contained flat situated on the ground floor of a mid terrace building arranged over ground and first floors beneath a pitched roof. The property benefits from front and rear gardens and a car parking space.

Accommodation
The property was not internally inspected by Allsop. The following information was obtained from the Vendor. We are informed that the property provides:
Ground Floor – Reception Room, Bedroom, Kitchen, Bathroom/WC with wash basin

To View
The property will be open for viewing every Tuesday and Saturday before the Auction between 11.00 – 11.30 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor
Messrs Bhakar Tomlinson (Ref: G Bhakar).
Tel: 01952 270555.
Email: gb@bhaktom-solicitor.co.uk

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.

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.