

## London E13

### 484A Green Street, Upton Park E13 9DB

#### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 29th February 2008 (thus having approximately 116 years unexpired) at a current ground rent of £50 per annum.

#### Location

The property is located on the west side of Green Street (B167), close to its junction with Walton Road. Local shops and amenities are available, with a more extensive range of shops being accessible in Stratford. Upton Park Underground Station (District and Hammersmith & City Lines) is approximately 0.2 miles to the north. The A13 is accessible via the B167 and A124. The open spaces of Central Park are close by to the south-east.

#### Description

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

## A Leasehold Self-Contained Two Bedroom First Floor Flat subject to an Assured Shorthold Tenancy

#### Accommodation

Reception Room with Open Plan Kitchen, Two Bedrooms, Bathroom/WC

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,350 per calendar month.

We are advised that should the buyer request for vacant possession on the day of exchange of contracts, our clients shall provide vacant possession upon completion.

#### To View

The property will be open for viewing every Thursday before the Auction between 1.30 – 2.00 p.m. and Friday before the Auction between 2.15 – 2.45 p.m. These are open viewing times with no need to register. (Ref: UD).

#### Seller's Solicitor

Messrs Lynn Murray & Co (Ref: Ms L Murray).  
Tel: 01483 268847.  
Email: lynn@lynnmurray.co.uk

**Current Gross  
Rent Reserved  
£16,200  
per annum  
(equivalent)**

**INVESTMENT –  
Leasehold Flat**



53  
LOT

## Grimsby

### 9 Swiftsure Crescent, Lincolnshire DN34 5QN

#### BY ORDER OF RECEIVERS

#### Tenure

Freehold.

#### Location

The property is located on Swiftsure Crescent, to the east of its junction with Broadway approximately three miles to the west of Grimsby town centre. Local shops and restaurants are available, as well as Laceby Acres Primary School, which is almost opposite the property. Morrison's supermarket is half a mile to the south-west. Grimsby town centre offers a further range of amenities, including Freshney Place Shopping Centre and Grimsby Town Rail Station.

#### Description

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

## A Freehold Semi-Detached Dormer Bungalow with Garage subject to a Life Tenancy

#### Accommodation

**Ground Floor** – Reception Room, Kitchen/Conservatory, Separate WC, Wet Room with wash basin

**First Floor** – Two Bedrooms, Room

#### Tenancy

The property is subject to a Life Tenancy at a current rent of a peppercorn.



#### Seller's Solicitor

Messrs DLA Piper UK LLP (Ref: SK).  
Tel: 0113 369 2072.  
Email: shamin.khan@dlapiper.com

**INVESTMENT –  
Freehold  
Bungalow**



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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.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 £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.