

London W6 Flat 2, 7 Lena Gardens, Hammersmith W6 7PY

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 25th December 2006 (thus having approximately 116 years unexpired) at a current ground rent of £250 per annum.

Location

The property is located on the south side of Lena Gardens, close to its junction with Loris Road. Local shops and amenities are available along Shepherds Bush Road, with the further and more extensive facilities of the Westfield Shopping Centre being accessible to the north. Hammersmith Underground Station (Circle, District, Hammersmith & City and Piccadilly Lines) is within walking distance to the south. The open spaces of Brook Green are also within walking distance.

Description

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

A Leasehold Self-Contained Ground Floor Studio Flat

Accommodation

Studio Room with Kitchenette, Separate Shower Room

To View

The property will be open for viewing every Tuesday between 1.00 – 1.30 p.m. and Saturday before the Auction between 11.15 – 11.45 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Carpenters Rose (Ref: Mr Mark Rose).
Tel: 0208 906 0088.
Email: mr@carpentersrose.co.uk

Vacant Possession

VACANT – Leasehold Flat



London NW6 259 Harvist Road, Kensal Rise NW6 6HH

Tenure

Freehold.

Location

The property is located on the south side of Harvist Road, to the east of its junction with Chamberlayne Road. Local shops and amenities are available along Kilburn Lane to the south, and Kensal Green Overground and Underground (Bakerloo Line) Station is within walking distance to the west. Local bus services are readily available and the open spaces of Queens Park are within reach to the east.

A Freehold Ground Rent Investment secured upon a Mid Terrace Building internally arranged to provide Three Self-Contained Flats

Description

The building comprises a ground rent investment secured upon a mid terrace building arranged over ground, first and second floors. Internally, the property is arranged to provide three self-contained flats.

Total Current
Rent Reserved
**£300 per
annum**

INVESTMENT – Freehold Ground Rent

Seller's Solicitor

Messrs Michael Simkins
(Ref: Sal Mamujee).
Email:
sal.mamujee@simkins.com

Flat	Terms of Tenancy	Current Rent Reserved £ p.a.
Ground Floor Flat	Subject to a Lease for a term of 125 years from 29th September 1993 (thus having approximately 102 years unexpired)	£100 p.a.
First Floor Flat	Subject to a Lease for a term of 125 years from 12th June 1997 (thus having approximately 107 years unexpired)	£100 p.a.
Second Floor Flat	Subject to a Lease for a term of 150 years from 24th June 2006 (thus having approximately 140 years unexpired)	£100 p.a.



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.