

## Hornchurch

96 Maybank Avenue,  
Essex  
RM12 5PA

**Tenure**  
Freehold.

**Location**  
The property is situated on the south side of Maybank Avenue, to the west of its junction with Rosebank Avenue. Local shops and amenities are available to the south along Airfield Way, with the more extensive facilities of Hornchurch town centre being accessible to the north. Elm Park Underground Station (District Line) is within walking distance to the north. The open spaces of Hornchurch Country Park are also close by to the west.

**Description**  
The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a rear garden.

### A Freehold Mid Terrace Three Bedroom House with Rear Garden

**Accommodation**  
**Ground Floor** – Two Reception Rooms, Kitchen, Utility Room  
**First Floor** – Three Bedrooms, Bathroom with WC, bath and wash basin

**To View**  
The property will be open for viewing every Tuesday between 1.15 – 1.45 p.m. and Thursday between 1.30 – 2.00 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

**Seller's Solicitor**  
Messrs Gordon Dadds (Ref: J Blain).  
Tel: 02920 100951.  
Email: jessieblain@gordondadds.com

### Vacant Possession

**VACANT – Freehold House**



## London SW6

18 Clonmel Road,  
Fulham  
SW6 5BJ

**granger plc**  
BY ORDER OF GRAINGER PLC

**Tenure**  
Freehold.

**Location**  
The property is situated on the west side of Clonmel Road. Local shops and restaurants are available in Fulham and Parsons Green. London Underground services (District Line) run from Parsons Green Station which is within walking distance to the south. Rail services run from West Brompton Station approximately 0.6 miles to the north-east. The open spaces of Eel Brook Common are nearby.

**Description**  
The property comprises a ground rent investment secured upon a mid terrace building arranged over ground and two upper floors. Internally, the property is arranged to provide two self-contained flats.

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

**Rights to Pre-Emption**  
The lessees HAVE elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

**Tenancies**  
A schedule of tenancies is set out opposite.

**Seller's Solicitor**  
Messrs Womble Bond Dickinson (Ref: TW).  
Tel: 0191 279 9038.  
Email: trudy.wrobel@wbd-uk.com

**Total Current Rent Reserved £600 per annum**

**INVESTMENT – Freehold Ground Rent**



Flat	Floor	Terms of Tenancy	Years Unexpired	Ground Rent £ p.a.
Ground and Basement Flat	1	Subject to a lease for a term of 125 years from 25th December 2014	121	£200 p.a.
First and Second Floor Maisonette	2	Subject to a lease for a term of 125 years from 25th December 1991	98	£400 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](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.