

Croydon

**57A Dennett Road,
Surrey
CR0 3JA**

Tenure

Leasehold. The property is held on a lease for a term of 189 years from 29th September 1986 (thus having approximately 158 years unexpired) at a current ground rent of £75 per annum.

Location

The property is situated on the north side of Dennett Road, to the west of its junction with London Road. Local shops and amenities are available along London Road and within Croydon town centre to the south. West Croydon Rail Station is approximately 0.4 miles to the south, providing regular services into Central London. The M25 and M23 Motorways are both to the south. The green spaces of Mitcham Common are to the north-west.

Description

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

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

SIX WEEK COMPLETION AVAILABLE

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:
Dining Room, Bedroom, Kitchen, Bathroom/WC

NB. The property is currently occupied on an Assured Shorthold Tenancy. Vacant possession will be provided upon completion.

To View

The property will be open for viewing every Wednesday before the Auction between 2.30 – 3.00 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Fishman Brand Stone Solicitors
(Ref: Peter Niede).
Tel: 0207 935 4848.
Email: pdn@fishmanbrandstone.com

Vacant Possession upon Completion

VACANT – Leasehold Flat



London SE12

**106 Marvels Lane,
Grove Park
SE12 9PG**

Tenure

Leasehold. The property is held on a lease for a term of 99 years from 25th March 1971 (thus having approximately 53 years unexpired) at a current ground rent of £100 per annum.

NB. The seller will serve a Section 42 notice requesting a 90 year extension to the lease under the provisions of the Leasehold Reform, Housing and Urban Development Act 1993. The benefit of this notice will be assigned to the buyer upon completion who will then be able to continue with the process and negotiation.

Location

The property is situated on the south side of Marvels Lane, to the west of its junction with Luffman Road. Local shops are available in Grove Park, whilst the further and more extensive facilities of Bromley town centre and The Glades Shopping Centre are within easy reach to the south. Regular Rail services into both London's Charing Cross and Cannon Street Stations run from Park Grove Station and several bus routes also serve the area. The A2, A20 and A205 (South Circular Road) are within easy reach, and the open spaces of both Chinbrook Meadows and the City of London Polytechnic Sports Ground are also close by.

A Leasehold Self-Contained Ground Floor Flat with Garden

Description

The property comprises a self-contained ground floor flat situated within a mid terrace building arranged over ground and first floors beneath a pitched roof. The property benefits from a private section of the front and rear garden.

Accommodation

Reception Room through to Kitchen, Two Bedrooms, Bathroom with WC and wash basin, Rear Garden
A floorplan is available from the Auctioneers upon request (Ref: SH).

To View

The property will be open for viewing every Tuesday and Friday between 12 noon – 1.00 p.m. before the Auction. These are open viewing times and there is no need to register. (Ref: JA)

Seller's Solicitor

Messrs Cunningham Blake (Ref: Mike Cornwall).
Tel: 0208 297 5800.
Email: mc@cbsolicitors.com

Vacant Possession



VACANT – Leasehold Flat



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.