

London NW10

Flat 2 Bazalgette House, 152 Harlesden Road, Willesden NW10 3RE

BY ORDER OF EXECUTORS

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 1st January 2006 (thus having approximately 117 years unexpired) at a current ground rent of £325 per annum.

Location

Bazalgette House is located on the north side of Harlesden Road close to its junction with Cross Way. Local shops and amenities can be found to the north in Willesden with the more extensive facilities of Brent Cross Shopping Centre being accessible to the north. Dollis Hill Underground Station (Jubilee Line) is located to the north and Willesden Junction (London Overground and Bakerloo Line) is within reach to the south. The open spaces of Roundwood Park are also close by.

A Leasehold Self-Contained Purpose Built Ground Floor Flat subject to an Assured Shorthold Tenancy

Description

The property comprises a self-contained ground floor flat situated within a purpose built building arranged over ground and three upper floors beneath a pitched roof.

Accommodation

Open Plan Reception Room with Kitchen Area, Two Bedrooms (One with En-Suite Shower Room), Bathroom with WC and wash basin

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 11th May 2013 at a current rent of £1,400 per calendar month.

Seller's Solicitor

Messrs Harold Benjamin Solicitors (Ref: M Shah).
Tel: 0208 872 3017.
Email: milli.shah@haroldbenjamin.com

Current Gross
Rent Reserved
**£16,000 per
annum
(equivalent)**



**INVESTMENT –
Leasehold Flat**

Isleworth

18 Langtry Court, Lanadron Close, Middlesex TW7 5GB

BY ORDER OF EXECUTORS

Tenure

Leasehold. The property is held on a lease for a term of 250 years from 1st July 2007 (thus having approximately 243 years unexpired) at a current ground rent of £300 per annum.

Location

The property is located on the south side of Lanadron Close. An extensive range of local shops and amenities is available close by on London Road. The A4 is easily accessible and provides access into central London and to the west. Communications are afforded by Isleworth Rail Station. The open spaces of Syon Park are within walking distance.

Description

The property comprises a self-contained flat situated on the second floor of a purpose built building arranged over ground and six upper floors.

A Leasehold Self-Contained Purpose Built Second Floor Flat subject to an Assured Shorthold Tenancy

Accommodation

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

To View

The property will be open to view on Friday 7th February 3.00 – 3.30 p.m.

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 14th April 2013 at a current rent of £900 per calendar month.

Seller's Solicitor

Messrs Harold Benjamin Solicitors (Ref: M Shah).
Tel: 0208 872 3017.
Email: milli.shah@haroldbenjamin.com

Current Gross
Rent Reserved
**£10,800
per annum
(equivalent)**



**INVESTMENT –
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 £750 (including VAT) upon exchange of sale memoranda.