

## London W5 Flat 35, Hamilton Court, Ealing W5 2EJ

### Tenure

Leasehold. The property is held on a lease for a term of 999 years from 1st January 1992 (thus having approximately 975 years unexpired) at a current ground rent of £50 per annum.

### Location

The property is situated on the south side of Hamilton Road, which runs to the west of the North Circular Road. The local amenities of Ealing and Chiswick are both readily accessible, with the further extensive shopping facilities of Central London being available to the east. London Underground services are available from Ealing Broadway Station (District Line). The nearby A4020 provides access to the M4 Motorway and in turn the M25 Orbital Motorway. The open spaces of Ealing Common are within walking distance to the south.

### Description

The property comprises a self-contained flat situated on the first floor of a purpose built block arranged over ground and two upper floors. Externally, there are gated car parking facilities.

## A Leasehold Self-Contained Purpose Built First Floor Flat subject to an Assured Tenancy

### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Seller. We are informed that the property provides:  
Reception Room, Two Bedrooms, Kitchen, Bathroom

### Tenancy

The following information was provided by the Seller.  
The property is subject to an Assured Tenancy (commencing in the 1990s) at a rent of £750 per calendar month.

### Seller's Solicitor

Messrs Dickinson Wood (Ref: RB).  
Tel: 01302 323636.  
Email: rb@dickinsonwood.co.uk

**Current Gross  
Rent Reserved  
£9,000 per  
annum  
(equivalent)**

**INVESTMENT – Leasehold  
Flat**



## Croydon 62B High Street, Surrey CR0 1NA

### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 2005 (thus having approximately 114 years unexpired) at a current ground rent of £100 per annum.

### Location

The property is located in Croydon town centre on the west side of High Street, to the north of its junction with Whitgift Street. An extensive range of other facilities is available in Croydon town centre, including Centrale Shopping Centre. Rail services run from East Croydon Station approximately half a mile to the north-east. The open spaces of Park Hill Park and Wandle Park are nearby.

### Description

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

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

### Accommodation

**Second Floor** – Reception Room, Two Bedrooms, Kitchen, Bathroom with wash basin and WC

### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from September 2014 at a rent of £975 per calendar month (holding over).

### To View

The property will be open for viewing on Friday 9th December at 5 p.m. This is an open viewing time with no need to register. (Ref: UD).

### Seller's Solicitor

Messrs Broadbridge Grimes Solicitors (Ref: Mr B Broadbridge).  
Tel: 0208 545 1480.  
Email: brian@broadbridgegrimes.co.uk

**Current Gross  
Rent Reserved  
£11,700  
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](http://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.