

Romford

40 Rosedale Road, Essex RM1 4QS

Tenure

50% Share of Freehold. The property is held on a lease for a term of 99 years from 1st August 1957 (thus having approximately 40 years unexpired) at a current ground rent of £8 per annum.

Location

The property is situated on the south side of Rosedale Road, to the south of its junction with Collier Row Lane. An extensive range of shops and facilities is available in Romford town centre. Rail services run from Romford Station which is approximately 1 mile to the south. Road communications are provided by the nearby A12, which affords access to the North Circular Road (A406) to the west and the M25 Motorway and Brentwood to the north-east.

A Share of Freehold Self-Contained Ground Floor Flat

Description

The property comprises a self-contained ground floor flat situated within a semi-detached building arranged over ground and first floors beneath a pitched roof. Externally, there is off-street parking and private front and rear gardens.

Accommodation

Reception Room, Three Bedrooms, Kitchen, Bathroom

To View

The property will be open for viewing every Monday and Saturday before the Auction between 12.30 – 1.00 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Turners Solicitors (Ref: S. Hobby).
Tel: 01202 291291.
Email: s.hobby@turners-solicitors.co.uk

Vacant Possession



VACANT – Leasehold Flat

291
LOT

London N11

Flat 92, Princess Park Manor, Royal Drive, Friern Barnet N11 3FP

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 25th March 1998 (thus having approximately 106 years unexpired) at a ground rent of £500 per annum.

Location

Princess Park Manor is accessed via Royal Drive, which in turn runs off Friern Barnet Road (A1003). The block itself is situated to the rear of the main building. Local shops and amenities are available in both North Finchley and Whetstone, with rail services running from New Southgate Station. The open spaces of both Bethune Park and Friary Park are accessible, with further communications being afforded by the A406 (North Circular Road).

Description

The property comprises a self-contained first floor flat situated within a mid terrace building arranged over lower ground and four upper floors beneath a pitched roof. There is an on-site gym and communal gardens.

A Leasehold Self-Contained First Floor Flat

Accommodation

Reception Room with Kitchen, Two Bedrooms (one En-Suite Shower Room/WC), Bathroom.

To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 10.30 – 11.00 a.m. These are open viewing times with no need to register. (Ref: UG).

Seller's Solicitor

Messrs Stratega Law (Ref: Aysel Ibrahim).
Tel: 0203 301 1040.
Email: aysel.ibrahim@stratega.co.uk

Vacant Possession



VACANT – Leasehold Flat

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LOT

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.