

London NW10

Flat A, 14 Hawthorn Road, Willesden Green NW10 2ND

BY ORDER OF A HOUSING ASSOCIATION

Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from 1st January 2015 at an initial ground rent of £200 per annum.

Location

The property is situated on the east side of Hawthorn Road to the south of its junction with High Road (A407). Local amenities are available in Willesden Green itself. Willesden Green Underground Station (Jubilee Line) is located approximately 0.7 miles to the east. The A407 provides access to the A5 and in turn the North Circular Road (A405). Willesden Sports Ground is to the south.

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. The property benefits from a rear garden.

A Leasehold Self-Contained First Floor Flat

Accommodation

Reception Room, Two Bedrooms, Kitchen/Diner, Shower Room with WC and wash basin

To View

The property will be open for viewing every Thursday and Saturday before the Auction between 11.15 – 11.45 a.m. These are open viewing times with no need to register. (Ref: UD).

Vacant Possession

**VACANT –
Leasehold Flat**



99
LOT

London SE18

27 Hillreach, Woolwich SE18 4AJ

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

Tenure

Freehold.

Location

The property is situated on the south side of Hillreach to the west of its junction with Repository Road. Local amenities are available and the further facilities of both Woolwich and Charlton are accessible. Rail services run from Woolwich Dockyard and Woolwich Arsenal Stations and the South Circular Road (A205) affords access to both the A2 and A20. The open spaces of Repository Woods are accessible.

Description

The property comprises a ground rent investment secured upon a mid terrace building internally arranged to provide two self-contained flats.



Tenancy

Each flat is subject to a lease for a term of 125 years from 1st January 2014 (thus having approximately 124 years unexpired) at a current ground rent of £300 per annum.

NB. The Lessees HAVE NOT elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

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

INVESTMENT – Freehold Ground Rent

100
LOT

London SE22

149 Underhill Road, East Dulwich SE22 0QS

A Freehold Ground Rent Investment secured upon a Detached Building internally arranged to provide Four Self-Contained Flats

Tenure

Freehold.

Location

The property is situated on the east side of Underhill Road to the south of its junction with Overhill Road. Local amenities are available and the further facilities of both East Dulwich and Dulwich Village are accessible. Rail services run from both East Dulwich and Forest Hill Stations and the South Circular Road (A205) is to the south. The open spaces of Dawson's Hill are to the east.

Description

The property comprises a ground rent investment secured upon a detached building internally arranged to provide four self-contained flats.



Tenancy

Each flat is subject to a lease for a term of 125 years from 19th April 2012 (thus having approximately 122 years unexpired) at a total current ground rent of £1,200 per annum.

NB. The Lessees HAVE NOT elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

**Total Current Rent Reserved
£1,200 per annum**

INVESTMENT – Freehold Ground Rent

101
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.