

London SW16

Flat 19, Century House, 245 Streatham High Road, Streatham, SW16 6ER

Tenure

Share of Freehold. The property is held on a lease for a term of 125 years from 25th December 1986 (thus having approximately 94 years unexpired) at a ground rent of £90 per annum.

Location

The property is situated on the east side of Streatham High Road (A23), to the north of its junction with Streatham Common North (A214). Extensive amenities are available along the length of Streatham High Road. The property benefits from excellent communications, with frequent rail services running from Streatham Station providing direct services to London Blackfriars with a fastest journey time of 19 minutes. The open spaces of Streatham Common are to the north.

Description

The property comprises a self-contained third floor flat situated within a purpose built building arranged over ground and four upper floors.

A Leasehold (with Share of Freehold) Self-Contained Purpose Built Third Floor Flat

Accommodation

Reception Room, Bedroom, Kitchen, Bathroom/WC, separate wash basin

To View

The property will be open for viewing every Monday and Saturday before the Auction between 11.30 a.m. – 12.00 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Nelsons (Ref: RC).
Tel: 0207 708 9400.
Email: r.cowie@nelsonssolicitors.com

Vacant Possession

VACANT – Leasehold (with Share of Freehold) Flat



94
LOT

Chester

31-33 Sutton Drive, Upton, Cheshire CH2 2HN



Property Services

ON THE INSTRUCTIONS OF NHS PROPERTY SERVICES LIMITED

Tenure

Freehold.

Location

The property is situated on the east side of Sutton Drive, to the north of its junction with Well Lane approximately 1.7 miles to the north of Chester city centre. Local shops and amenities are available, including Bache Rail Station which provides direct services into Liverpool. More extensive facilities are accessible in Chester city centre, including the Grosvenor Shopping Centre, West Cheshire College and University of Chester. Chester Rail Station provides direct services to London, Manchester and Birmingham. The Countess of Chester Hospital is to the west and both the M56 and M53 Motorways are close by to the north.

Description

The property comprises two adjoining and interconnecting semi-detached buildings, each arranged over ground and first floors beneath a pitched roof. Externally, there is an off-street car parking area, garage/outbuildings to either side of the building and a conservatory to the rear. The buildings occupy a roughly rectangular and broadly level site extending to approximately 0.051 hectares (0.126 acres).

Two Adjoining Freehold Semi-Detached Buildings. Previously occupied as a Care Home (C2 Use). Possible potential Change of Use and Subdivision to provide Two Separate Houses, subject to obtaining all necessary consents

Accommodation

Ground Floor – Large Room (formerly two rooms), through to Conservatory, Three Further Rooms, Kitchen, Shower Room, Separate WC

GIA Approximately 110.85 sq m (1,193 sq ft)

First Floor – Two Offices (One with WC off), Four Bedrooms with wash basins, Two Bathrooms/WC

GIA Approximately 92.04 sq m (991 sq ft)

Outbuilding (adjacent to 31 Sutton Drive) – Two Rooms

GIA Approximately 13.23 sq m (142 sq ft)

Garage (adjacent to 33 Sutton Drive)

GIA Approximately 13.23 sq m (142 sq ft)

Site Area extending to Approximately 0.051 Hectares (0.126 Acres)

Planning
Local Planning Authority: Cheshire West and Chester Council.
Tel: 0300 123 7027.

The property may afford potential for change of use and subdivision to provide two separate houses, subject to obtaining all necessary consents.

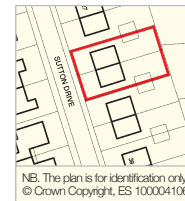
VAT

VAT is NOT applicable to this Lot.

Seller's Solicitor

Messrs Bevan Brittan (Ref: Mr R Harrison).
Tel: 01179 188500.
Email: nhspsauctions@bevanbrittan.com

Vacant Possession



NB: The plan is for identification only.
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To View

The property will be open for viewing every Monday and Wednesday before the Auction between 12.15 – 12.45 p.m. These are open viewing times with no need to register. (Ref: MW).

VACANT – Freehold Buildings and Site



95
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 £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.