

London NW6

Flat 11 Pavilion Court, 2 Stafford Road, West Kilburn NW6 5YX

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 October 2014 at an initial ground rent of £200 per annum.

Location

The property is situated on the north side of Stafford Road close to its junction with Cambridge Road. Shops and amenities are available close by together with regular bus services. Kilburn Park Underground Station (Bakerloo Line) is to the north and Queens Park Rail Station to the west, providing direct access to central London.

Description

The property comprises a self-contained first floor flat situated within a purpose built block arranged over ground and three upper floors.

A Leasehold Self-Contained Purpose Built First Floor Flat

Accommodation

Reception Room, Two Bedrooms, Kitchen, Bathroom with wash basin and WC

To View

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

Vacant Possession



VACANT – Leasehold Flat

Maidenhead

135 Boyn Valley Road, Berkshire SL6 4DT

Tenure

Freehold.

Location

The property is located on the north side of Boyn Valley Road. Local shops and amenities are available nearby on Bath Road and the more extensive facilities of Maidenhead town centre are approximately 0.6 miles to the east. Rail services run into central London from Maidenhead Rail Station. The M4 Motorway and the A404 are close by as are the open spaces of both Grenfell Park and Desborough Park.

Description

The property comprises a semi-detached house arranged over ground and one upper floor beneath a pitched roof. The property benefits from a rear garden.

A Freehold Semi-Detached House subject to an Assured Shorthold Tenancy

Accommodation

Ground Floor – Reception Room, Kitchen/Diner
First Floor – Two Bedrooms, Bathroom

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 31st May 2013 at a current rent of £1,000 per calendar month (Holding over).

To View

The property will be open for viewing every Monday and Thursday before the Auction between 11.00 – 11.30 a.m. These are open viewing times with no need to register. (Ref: UD).

**Current Rent Reserved
£12,000 per
annum (equivalent)**

Seller's Solicitor

Messrs Philip Ross (Ref: AS).
Tel: 0207 636 6969.
Email: ani.solnitzky@philipross.com

Freehold House



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.

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