

Wallington
28 Queen Elizabeth Walk,
Greater London
SM6 8JF

BY ORDER OF A FUND

Tenure
 Freehold.

Location
 The property is situated on the east side of Queen Elizabeth Walk, to the south of Sandhills. Purley Way (A23) is to the east and the A232 is to the north. Local shops are available in Wallington to the west, with a more extensive range of facilities being accessible in Croydon town centre to the south-east. Rail services run from Wallington Station approximately 1 mile to the south-west. The open spaces of Grange Gardens are nearby.

Description
 The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. The property benefits from off-street parking and gardens to the front and rear.

A Freehold Semi-Detached House subject to a Regulated Tenancy

Accommodation
 The property was not internally inspected by Allsop. The following information was obtained from the Rent Register. We understand the property provides:
Ground Floor – Double Reception Room, Kitchen
First Floor – Three Rooms, Bathroom/WC with wash basin

Tenancy
 The property is subject to a Regulated Tenancy at a registered rent of £839 per calendar month (effective date 7th June 2018).

Seller's Solicitor
 Messrs Addleshaw Goddard Solicitors
 (Ref: B Hart).
 Tel: 0131 222 9599.
 Email: bryony.hart@addleshawgoddard.com

Current Rent
 Reserved
£10,068
 per annum

INVESTMENT –
Freehold House



London E13
207/207A Boundary Road,
East Ham
E13 9QF

Tenure
 Freehold.

Location
 The property is located on Boundary Road, between its junctions with Lichfield Road and New City Road. Local shops and amenities are available within walking distance. Upton Park Underground Station (District and Hammersmith & City Lines) is to the north and local bus routes are readily available. Newham Way and the open spaces of Central Park are to the south.

Description
 The property comprises a mid terrace building arranged over ground and first floors. The building is internally arranged to provide two self-contained flats.

To View
 The property will be open for viewing every Wednesday before the Auction between 9.30 – 10.00 a.m. **The property will be open for viewing on Monday 18th March between 9.30 – 10.00 a.m.** These are open viewing times with no need to register. (Ref: UD).

A Freehold Mid Terrace Building internally arranged to provide Two Self-Contained Flats. Both Flats Let on Assured Shorthold Tenancies

Accommodation and Tenancies
 The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out opposite was by provided by the Vendor.



Current Rent
 Reserved
£30,000
 per annum
 (equivalent)

INVESTMENT/
VACANT –
Freehold Building



Fiat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.c.m.
207	Ground	Reception Room, Bedroom, Kitchen, Bathroom	Assured Shorthold Tenancy	£1,100 p.c.m.
207A	First	Reception Room, Two Bedrooms, Kitchen, Bathroom	Assured Shorthold Tenancy	£1,400 p.c.m.
Total				£2,500 p.c.m.

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.
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.