

London SW12

Flat 1, 1 Thurleigh Road, Wandsworth Common SW12 8UB

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 1st January 2003 (thus having approximately 113 years unexpired) at a current ground rent of £150 per annum.

Location

The property is situated at the western end of Thurleigh Road close to its junction with Bolingbroke Grove (B229). Wandsworth Common Rail Station is located approximately 0.4 miles to the south. Local amenities are available along Bellevue Road including Chez Bruce restaurant. Shops, restaurants and bars are available along Northcote Road to the north.

Description

The property comprises a self-contained garden flat situated within a detached building arranged over lower ground, ground and two upper floors beneath a pitched roof. The property benefits from a generous rear garden. There is possible potential for a further rear extension subject to obtaining all necessary consents.

A Leasehold Self-Contained Garden Flat subject to an Assured Periodic Tenancy. Possible Potential for rear extension subject to obtaining all necessary consents

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:

Studio Room through to Lean-To, Kitchen and Bathroom

GIA Approximately 73.3 sq m (789 sq ft)

Tenancy

The property is subject to an Assured Periodic Tenancy from 4th June 1990 at a current rent of £8,400 per annum.

Planning

Local Planning Authority:
Wandsworth Borough Council.

Tel: 0208 871 6000.

The property may offer potential for a rear extension. Prospective purchasers need to make their own enquiries in this regard and are deemed to bid accordingly.

Seller's Solicitor

Messrs Bond Dickinson (Ref: Ms N Allport).
Tel: 0191 230 8824.

Email: nicola.allport@bonddickinson.com

Current Gross Rent

Reserved

£8,400 per annum



**INVESTMENT –
Leasehold Flat**

Harrow

54 Clewer Crescent, Harrow Weald, Middlesex HA3 5PZ

BY ORDER OF EXECUTORS

Tenure

Freehold.

Location

The property is situated on the east side of Clewer Crescent, to the east of its junction with Windsor Road. Local shops are available, with the further and more extensive facilities of both Harrow and Watford town centres also being readily accessible to the south and north respectively. London Overground services run from Headstone Lane Station, and access to the Underground network is also available from both Harrow and Wealdstone (Bakerloo Line) and North Harrow (Metropolitan Line) Stations. The nearby A410 provides access to the A5, A41 and the M1 Motorway. The open spaces of The Cedars are also accessible close by.

Description

The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. Externally there is a front and rear garden.

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 are informed that the property provides:

Three Bedroom Accommodation

Tenancy

The property is subject to a Regulated Tenancy at a registered rent of £647.83 per calendar month. (Effective date: 14th June 2013, re-registration now due.)

Seller's Solicitor

Grove Tompkins Bosworth (Ref: JI).
Tel: 0121 236 9341.

Email: james@gtb-solicitors.com

Current Rent

Reserved

**£7,773.96
per annum**



**INVESTMENT –
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.allsop.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.