

Croydon
93A Orchard Avenue,
Shirley,
Surrey
CR0 7NF

Tenure
 Freehold.

Location
 The property is located on the east side of Orchard Avenue near to its junction with Tower View. Orchard Way leads to Wickham Road (A232) to the south which in turn leads to the A23 to the west. Local amenities are available on Upper Elmers End Road (A214) located to the north-east of the property, with more extensive facilities being available in Croydon to the south-west. Rail services run from Eden Park Station to the north-east. The open spaces of South Norwood Country Park are also located nearby.

Description
 The property comprises an end of terrace house arranged over ground and first floors beneath a pitched roof. There is parking to the front of the property.

A Freehold End Of Terrace House

Accommodation
Ground Floor – Kitchen/Reception Room, Storage Cupboard
First Floor – Double Bedroom, Single Bedroom, Shower Room with WC and wash basin

To View
 The property will be open for viewing every Thursday and Saturday before the Auction between 12 noon – 12.30 p.m. (Ref: UD).

Seller's Solicitor
 Messrs Lynch Hall & Hornby (Ref: GS).
 Tel: 0208 422 4555.
 Email: graham.sharpe@lynch-hall.co.uk

Vacant Possession

VACANT – Freehold House



77
 LOT

London W2
93 Oversley House
Alfred Road,
Paddington
W2 5FH

Tenure
 Leasehold. The property is held on a lease for a term of 125 years from 5th January 1989 (thus having approximately 100 years unexpired) at a ground rent of £10 per annum.

Location
 The property is situated on the north side of Alfred Road. Local amenities and facilities are available along Harrow Road. Communications are afforded by Royal Oak and Westbourne Park (Circle and Hammersmith & City Lines) Underground Stations. The A40 is located directly to the south and provides excellent access to the west or alternatively across London. The open spaces of Westbourne Green are also within reach to the west.

Description
 The property comprises a self-contained flat situated on the fourteenth floor of a purpose built block arranged over ground and twenty one upper floors.

A Leasehold Self-Contained Purpose Built Fourteenth Floor Flat subject to an Assured Shorthold Tenancy

Accommodation
 Reception Room, Bedroom, Kitchen, Bathroom

Tenancy
 The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 1st August 2013 at a current rent of £1,300 per calendar month.

To View
 The property will be open for viewing on Wednesday 18th June between 10.00 a.m. – 10.30 a.m.

Seller's Solicitor
 Messrs Protopoulos Solicitors (Ref: ZB).
 Tel: 0207 636 2100.
 Email: zoe@protopoulos.co.uk

Current Gross Rent Reserved
£15,600 per annum
(equivalent)

INVESTMENT – Leasehold Flat



78
 LOT