## Crovdon

**93A Orchard Avenue.** Shirley. **Surrev** 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.

#### **Seller's Solicitor**

Accommodation

Storage Cupboard

To View

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

A Freehold End Of Terrace House

Ground Floor - Kitchen/Reception Room,

Shower Room with WC and wash basin

The property will be open for viewing every

Thursday and Saturday before the Auction

between 12 noon - 12.30 p.m. (Ref: UD).

First Floor - Double Bedroom, Single Bedroom,

# 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.

#### Accommodation

Reception Room, Bedroom, Kitchen, Bathroom

subject to an Assured Shorthold Tenancy

#### 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

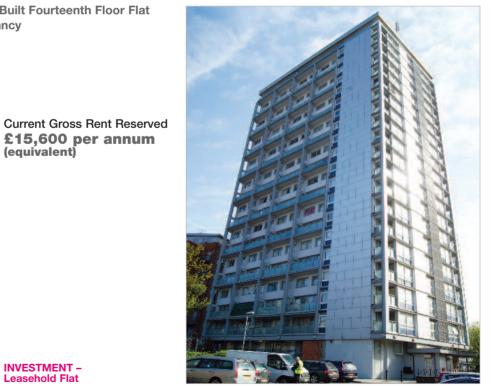
Messrs Protopapas Solicitors (Ref: ZB). Tel: 0207 636 2100. Email: zoe@protopapas.co.uk

**INVESTMENT -**Leasehold Flat

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.









£15.600 per annum

(equivalent)

VACANT – Freehold House

A Leasehold Self-Contained Purpose Built Fourteenth Floor Flat