

## London E7 Flats 47 (Lot 179) & 48 (Lot 180), 'Upton Heights', 214 Upton Lane, West Ham E7 9NP

### Tenure

Leasehold. Each property is held on a lease for a term of 150 years from 1st January 2001 (thus having approximately 137 years unexpired) at a ground rent of £100 per annum.

### Location

The property is located to the west of Upton Lane (A114) on the corner of its junction with Ham Park Road. Local shops and amenities can be found along Upton Lane with more extensive shopping facilities being available in Stratford. Plaistow Underground Station (Circle, District and Hammersmith & City Lines) is within a mile to the south and Forest Gate National Rail Station is to the north. The open spaces of West Ham Park are very close to the south.

### Description

The property comprises two self-contained flats situated within a purpose built building arranged over lower ground, ground and two upper floors. The property is internally arranged to provide a self-contained lower ground floor flat and self-contained first floor flat.

Two Leasehold Self-Contained Flats. Each Flat subject to an Assured Shorthold Tenancy. To be offered Individually as Two Separate Lots

### Accommodation and Tenancy

A schedule of Accommodation and Tenancies is set out below.

**Current Rent Reserved**  
**£5,760 per annum**  
**(from Flat 47)**  
**£5,700 per annum**  
**(equivalent)**  
**(from Flat 48)**

### Seller's Solicitor

Messrs Sandhu & Shah Solicitors.  
Tel: 0208 552 4100.  
Email: info@sandhuandshah.co.uk



### INVESTMENT – Two Leasehold Flats

Lot	Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.c.m.
179	47	Lower Ground	Studio with Separate Kitchen and Separate Bathroom	Assured Shorthold Tenancy for a term of 12 months from 17th January 2014	£480 p.c.m.
180	48	First	Studio with Kitchen and Separate Shower Room	Assured Shorthold Tenancy for a term of 24 months from 17th January 2014	£475 p.c.m.

## Great Waking Land adjacent to The Manse, Chapel Lane, Essex SS3 0EH

### Tenure

Freehold.

### Location

Great Waking is situated to the east of Southend-on-Sea close to the Thames Estuary. The land itself is located to the east of Chapel Lane opposite the church. Chapel Lane runs onto Great Waking High Street (B1017) where local shops and amenities can be found. More extensive shopping facilities can be found in Southend-on-Sea, five miles to the west. Southend Central and Southend Victoria connect the area to London Liverpool Street and Fenchurch Street in approximately one hour.

### Description

The property comprises a broadly level rectangular site which extends to approximately 0.038 hectares (0.094 acres).

A Freehold Site extending to Approximately 0.038 Hectares (0.094 Acres). Planning Permission for a Four Bedroom Detached House (Now Lapsed)

### Accommodation

Total Site Area Approximately 0.038 Hectares (0.094 Acres)

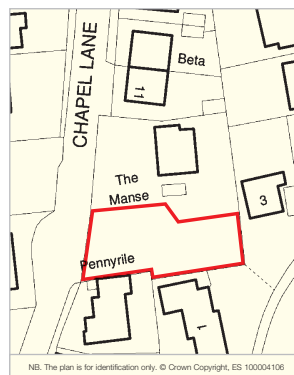
### Planning

Local Authority: Rochford District Council.  
Tel: (01702) 318191.  
We understand that the property was granted planning consent in 2001 for the erection of a four bedroom detached house (ref: 01/00794/FUL). This has now lapsed.

### Seller's Solicitor

Messrs Capstick Dale & Partners (Ref: J Kelly).  
Tel: (01708) 722466.  
Email: ir@capstick-dale.com

### Vacant Possession



### VACANT – Freehold Site



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](http://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.