

## London NW6

### 140C Maygrove Road, West Hampstead NW6 2EP

#### BY ORDER OF THE MORTGAGEE IN POSSESSION

##### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 6th April 1998 (thus having approximately 105 years unexpired) at a current ground rent of £10 per annum.

##### Location

The property is situated on the south side of Maygrove Road, to the east of its junction with Ariel Avenue. A range of local shops is available nearby along West End Lane, with the further and more extensive facilities of both Kilburn High Road and Finchley Road and the O2 Centre being accessible to the south-west and east respectively. Jubilee Line Underground services, as well as Overground and Thameslink rail services, run from West Hampstead Station and both Kilburn High Road (A5) and Finchley Road (A41) are accessible. The open spaces of Maygrove Peace Park are within easy reach.

#### A Leasehold Self-Contained Second Floor Flat

##### Description

The property comprises a self-contained second floor flat situated within a mid terrace building arranged over ground and two upper floors.

##### Accommodation

Kitchen, stairs up to Reception Room, Bedroom, Bathroom with WC and wash basin

##### To View

The property will be open for viewing every Wednesday between 1.00 – 1.30 p.m. and Saturday between 12.15 – 12.45 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

##### Seller's Solicitor

Messrs Powells Law (Ref: SS).  
Tel: 01934 637915.  
Email: soper@powellslaw.com

#### Vacant Possession

VACANT –  
Leasehold Flat



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LOT

## London NW3

### Top Flat, 29 Rosslyn Hill, Hampstead NW3 5UJ

#### BY ORDER OF EXECUTORS

##### Tenure

Head Leasehold. The property is held on a head lease for a term of 999 years from 31st October 2005 (thus having approximately 986 years unexpired) at a peppercorn ground rent.

##### Location

The property is located on the south side of Rosslyn Hill, to the west of its junction with Hampstead Hill Gardens. Local shops and amenities are available in Hampstead. Overground services run from Hampstead Heath Station approximately 0.3 miles to the east. The open spaces of Hampstead Heath are within a short walk.

##### Description

The property comprises a reversionary ground rent investment secured upon a self-contained flat situated on the second floor of a semi-detached building.

#### A Reversionary Head Leasehold Ground Rent Investment secured upon a Self-Contained Second Floor Flat. Reversion 2059

##### Tenancy

The property is subject to a lease for a term of 99 years from 29th September 1960 (thus having approximately 41 years unexpired) at a current ground rent of £20 per annum.

##### Accommodation

The property was not internally inspected by Allsop. The following information was obtained from a Valuation Report. We understand the property provides:  
Reception Room, Two Bedrooms, Kitchen, Bathroom/WC

GIA Approximately 81 sq m (870 sq ft)

##### Seller's Solicitor

Russells Solicitors (Ref: P Smith).  
Tel: 0207 439 8692.  
Email: pws@russells.co.uk

Current Gross  
Rent Reserved  
**£20 per  
annum**

Reversion 2059

INVESTMENT –  
Head Leasehold  
Ground Rent



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LOT

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](http://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.