

## London NW11

### Flat 25 Meadway Court, Meadway, Hampstead Garden Suburb NW11 6PN

#### Tenure

Leasehold. The property is held on a lease for a term of 99 years from 25th March 1959 (thus having approximately 56 years unexpired) at a current ground rent of £100 per annum.

#### Location

The property is situated on the north side of Meadway, between its junctions with Bigwood Road and Thornton Way. Shops and amenities are available in Golders Green to the south-west. London Underground services (Northern Line) run from Golders Green Station approximately 0.9 miles to the south-west. The A1 is to the north and provides access to major roadways, including the M1 Motorway (Junction 2). The open spaces of Hampstead Heath are nearby.

A Leasehold Self-Contained Purpose Built Three Bedroom Flat with Balcony. Situated within a Grade II Listed Building with Communal Gardens

#### Description

The property comprises a self-contained second floor flat situated within a purpose built Grade II listed building arranged over ground and two upper floors beneath a pitched roof. The property benefits from a balcony and communal gardens.

#### Accommodation

Reception Room, Three Bedrooms, Bathroom with WC and wash basin, WC and wash basin

#### To View

The property will be open for viewing every Thursday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

#### Seller's Solicitor

Gosschalks (ref: OW).  
Tel: 01482 324252.  
Email: ojw@gosschalks.co.uk

**Vacant Possession**

**VACANT – Leasehold Flat**



## London SE9

### Land, Roadways, Pathways and Verges at Craybury End, Eltham SE9 3SL

#### Tenure

Freehold.

#### Location

Craybury End is a private road leading off the north-east side of Gerada Road. Local shops and facilities are available along Southwood Road and Footscray Road to the north. Rail services run from New Eltham Station approximately 0.4 miles to the north. Bus services run along Southwood Road and Footscray Road to the north and east respectively. The A20 is to the south, providing access to the M25 and M20 Motorways and towards Central London. The open spaces of Footscray Playing Fields and Flamingo Park Sports Ground are close by.

Freehold Land, Roadways, Pathways and Verges extending to Approximately 45,868 sq ft (1.053 Acres)

#### Description

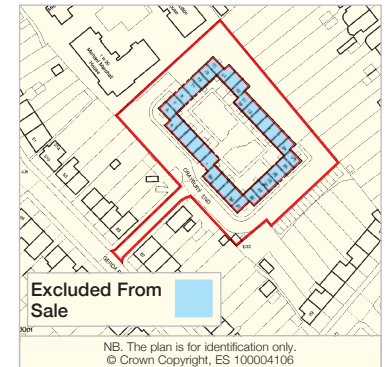
The property comprises land, roadways, pathways and verges extending to approximately 45,868 sq ft (1.053 acres).

#### Accommodation

Site Area Approximately 45,868 sq ft (1.053 Acres)



**Freehold Land**



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 £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.