

London SW10

Flat 5, 260A Fulham Road, Chelsea SW10 9EL

Tenure

Leasehold. The property is held on a lease for a term of 150 years from 25th March 2004 (thus having approximately 139 years unexpired) at a current ground rent of £200 per annum.

Location

The property is situated on the west side of Fulham Road close to its junction with Redcliffe Gardens. The local amenities of both Chelsea and South Kensington are readily accessible, including the restaurants, bars and boutiques of both Fulham Road and Old Brompton Road. The property is located close to the Chelsea and Westminster Hospital. The open spaces of Kensington Palace Gardens are situated to the north-east. Communications are provided by Earls Court Underground Station (Piccadilly and District Lines) and the nearby A4.

A Leasehold Self-Contained Second and Third Floor Maisonette

Description

The property comprises a self-contained split level maisonette situated on the second and third floors of a building arranged over ground and three upper floors.

Accommodation

Second Floor – Bedroom

Third Floor – Kitchen/Reception Room, Bedroom, Bathroom

To View

The property will be open for viewing every Tuesday between 11.00 – 11.30 a.m. and every Thursday between 3.00 – 3.30 p.m. (Ref: FA).

Joint Auctioneer

Farley's (Ref: FA).

Tel: 020 7589 1234.

Email: fehd.alsaidi@farleysres.com

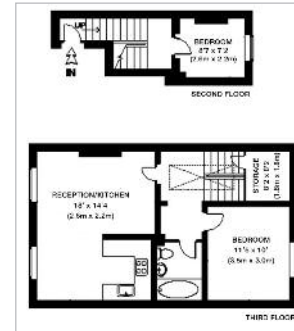
Seller's Solicitor

Philip Ross Solicitors (Ref: SM).

Tel: 0207 636 6969.

Email: sophie.maryan@philipross.com

Vacant Possession



VACANT – Leasehold Maisonette



Sheffield

St Clements Court, 10 Mauncer Lane, South Yorkshire S13 7JF

A Freehold Reversionary Ground Rent Investment secured upon a Purpose Built Block arranged to provide a total of Thirty Five Self-Contained Flats. Reversion in 2073

Tenure

Freehold.

Location

The property is located on Mauncer Lane, which is located off Vicar Lane and Chapel Street at Colsley Hill. Local amenities are available with the more extensive amenities of Sheffield city centre being accessible to the north-west. Communications are afforded by the Rail Station in Woodhouse close by. The B6064, A57 and M1 Motorway are all accessible.

Description

The property comprises a ground rent investment secured upon a purpose built detached block arranged over ground, first and second floors. Internally the block is arranged to provide a total of thirty five flats.



Externally there are communal gardens, one garage and parking spaces.

Tenancy

The entire block is let on a single lease for a term of 99 years from 1st September 1974 (thus having **58** years unexpired) at a ground rent of £25 per annum.

**Current Rent Reserved £25 per annum
Reversion in 2073**

INVESTMENT – Freehold Reversionary Ground Rent

Westcliff-on-Sea

Flat 4, 40 Valkyrie Road, Essex SS0 8BU

On the instructions of L Brooks FRICS and V Liddell MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



A Leasehold Self-Contained First Floor Flat subject to an Assured Shorthold Tenancy

Tenure

Leasehold. The property is held on a lease for a term of 99 years from 1st June 1984 (thus having approximately 68 years unexpired) at a current ground rent of £25 per annum.

Location

The property is situated on the east side of Valkyrie Road, to the north of its junction with Station Road. Local shops and amenities are readily available on Hamlet Court Road. Westcliff-on-Sea railway station is approximately 0.1 miles to the south providing regular services to London Liverpool Street. Road communications are afforded by the nearby A13, providing links to the M25 (London Orbital) Motorway.

Description

The property comprises a self-contained first floor flat within a semi-detached building arranged over ground and two upper floors beneath a pitched roof.



Accommodation

The property was not internally inspected by Allsop. The following information was provided by the borrower's property manager. We are informed that the property provides:

One Bedroom Accommodation

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 12th July 2002 at a rent of £390 per calendar month (Holding over).

**Current Gross Rent Reserved
£4,680 per annum (equivalent)**

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.