

London E12

29A Stanley Road, Manor Park E12 6RL

Tenure

Long Leasehold. The property is held on a lease for a term of 999 years from 23rd December 2015 (thus having approximately 998 years unexpired) at a peppercorn ground rent.

Location

The property is situated on the south side of Stanley Road, to the east of its junction with East Ham High Street. There is a good range of shops and local amenities along High Road, whilst the further and more extensive shopping facilities of the Westfield Stratford City Shopping Centre are also within easy reach. East Ham Underground Station (District and Hammersmith & City Lines) is to the south, whilst London Overground services run from Woodgrange Park Station. Manor Park Station is also close by and will provide access to Crossrail/Elizabeth Line services from December 2019. The A12 and the A406 (North Circular Road) are within easy reach, as are the open spaces of Wanstead Park, Wanstead Flats, Epping Forest and the Queen Elizabeth Olympic Park.

A Long Leasehold Self-Contained First and Attic Floor Maisonette subject to an Assured Shorthold Tenancy

Description

The property comprises a self-contained first and attic floor maisonette situated within a mid terrace building arranged over ground and first floors beneath a pitched roof.

Accommodation

First Floor – Reception Room, Two Bedrooms, Kitchen through to Bathroom/WC
Attic Floor – Room

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 18th December 2016 at a current rent of £1,300 per calendar month.

To View

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

Seller's Solicitor

Messrs Bower Cotton Solicitors (Ref: Mr J Jacob).
Tel: 0207 353 1313.
Email: jonathan.jacob@bowercotton.co.uk

**Current Gross
Rent Reserved
£15,600
per annum
(equivalent)**

**INVESTMENT –
Long Leasehold Maisonette**



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LOT

Bromley

34 Roundtable Road, Kent BR1 5LG

Tenure

Freehold.

Location

The property is located on the north side of Roundtable Road, opposite its junction with Dagonet Road. Local amenities are available along Baring Road to the west, with a more extensive range of shops, restaurants and other facilities being accessible in Bromley town centre to the south. Rail services run from Grove Park Station approximately half a mile to the east. The open spaces of The Green and Downham Fields are nearby.

Description

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a rear garden and off-street parking.

Accommodation

Ground Floor – Double Reception Room, Kitchen
First Floor – Two Bedrooms, Bathroom with WC

A Freehold Mid Terrace House with Driveway and Garden

To View

The property will be open for viewing every Monday between 1.30 – 2.00 p.m. and Saturday between 1.45 – 2.15 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).



Seller's Solicitor

Messrs John M Lewis (Ref: LW).
Tel: 01332 292204.
Email: lisawills@johnmlewis.co.uk

**Vacant
Possession**

VACANT – Freehold House



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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.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.