

London NW2 Flat C, 117 Walm Lane, Cricklewood NW2 4QE

BY ORDER OF A HOUSING ASSOCIATION

Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from 1st July 2014 at an initial ground rent of £100 per annum.

Location

The property is located on the west side of Walm Lane (A407). Local amenities are available along Walm Lane (A407) with more extensive shopping to be found on Cricklewood Broadway approximately 0.3 miles to the north-east. Underground services run from Willesden Green Station (Jubilee Line) approximately 0.3 miles to the south and rail services run from Cricklewood Station to the north. Gladstone Park is also close by being approximately 0.7 miles to the west.

Description

The property comprises a self-contained second floor flat situated within an end of terrace building arranged over ground, first and second floors beneath a pitched roof.

A Leasehold Self-Contained Second Floor Flat

Accommodation

Reception Room, Bedroom, Kitchen, Bathroom, Separate WC

To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 10.15 – 10.45 a.m. (Ref: UD).

Vacant Possession



VACANT – Leasehold Flat

Perivale Site between 118-132 Horsenden Lane South, Greenford, Middlesex UB6 7NG

Freehold Amenity Land extending to approximately 0.064 Hectares (0.157 Acres)

Tenure

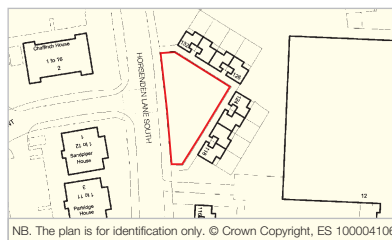
Freehold.

Location

The property is located on the east side of Horsenden Lane South between its junctions with Buckingham Avenue and Periwood Crescent. Local bus routes are readily accessible and Perivale Underground Station (Central Line) is within walking distance to the south. The A40 is also accessible to the south.

Description

The property comprises a triangular shaped site extending to approximately 0.064 hectares (0.157 acres).



Accommodation

Amenity Land Approximately 0.064 Hectares (0.157 Acres)

Planning

Local Planning Authority: Ealing Council.
Tel: 020 8825 6600.

Vacant Possession

VACANT – Freehold Site

Ashford Insignia Court, 91-93 Church Road, Middlesex TW15 2AX

A Freehold Ground Rent Investment secured upon a Semi-Detached Building arranged to provide Fourteen Self-Contained Flats

Tenure

Freehold.

Location

The property is situated on Church Road at its junction with Percy Avenue. Local shops and amenities are available along Church Road. The more extensive facilities of Staines town centre are available to the west. Rail services run from Ashford Station and local bus services are a short walk away. The nearby A30 provides access to Junction 13 of the M25 Motorway to the west and Junction 1 of the M3 Motorway is to the east.

Description

The property comprises a ground rent investment secured upon a semi-detached building arranged over ground and four upper floors beneath a mansard roof. The property is internally arranged to provide fourteen self-contained flats. There is parking to the rear of the property.



Tenancy

Each flat is subject to a lease for a term of 125 years from 1st January 2013 (thus having approximately 124 years unexpired) each at a current ground rent of £300 per annum (rising by £300 every 25 years).

NB. The Lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord & Tenant Act 1987.

**Total Current Rent Reserved
£4,200 per annum**

INVESTMENT – Freehold Ground Rent

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 £750 (including VAT) upon exchange of sale memoranda.