

London SE23

13 Dartmouth Road, Forest Hill SE23 3HN

Tenure

Leasehold. A new 125 year lease will be granted upon completion, with a commencement date of 1st January 2015 at an initial ground rent of £100 per annum.

Location

The property is situated on the east side of Dartmouth Road, south of its junction with London Road (South Circular Road). Local shops and amenities are available on both Dartmouth Road and London Road. Forest Hill Train Station is situated very close to the north. The South Circular Road provides access to Central London.

Description

The property comprises a self-contained flat situated on the third floor of a mid terrace building arranged over ground and two upper floors beneath a pitched roof.

A Leasehold Self-Contained Third Floor Flat

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:
Studio Room with Kitchenette, Separate Shower Room with WC and wash basin

We are informed by the Vendor that the property was refurbished in September 2015.

To View

The property will be open for viewing every Thursday and Saturday before the Auction between 4.00 – 4.30 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Grower Freeman (Ref: M. Jacob).
Tel: 0207 723 3040.
Email: mark@growerfreeman.co.uk

Vacant Possession



VACANT – Leasehold Flat

London E6

7 Moncrieff Close, Beckton E6 5TF

Tenure

Freehold.

Location

This property is situated on the east side of Moncrieff Close which runs off Linton Gardens. A good range of local shops and amenities is available in Beckton to the east. Royal Albert and Beckton DLR Stations are both approximately 0.5 miles away. The open spaces of Beckton District Park North are to the north-west of the property and King George V Park is situated to the east. The A13 is a short distance to the north and provides access to the A406 (North Circular Road).

Description

The property comprises an end of terrace house arranged over ground and first floors beneath a pitched roof. Externally, there is a private garden. The property benefits from a garage.

A Freehold End of Terrace House subject to an Assured Shorthold Tenancy

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:

Two Bedroom Accommodation

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 6th January 2010 at a current rent of £883 every four weeks (Holding over).

To View

The property will be open for viewing on Tuesday 27th October between 11.00 a.m. – 3.00 p.m.

Seller's Solicitor

Trinity Solicitors (Ref: Abi Sanni).
Tel: 0208 835 3030.
Email: abi@trinitysolicitors.com

Current Rent Reserved
£11,479
per annum
(equivalent)



INVESTMENT – Freehold House

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.