

London N13

5 The Rise, Palmers Green N13 5LF

On the instructions of J Gershinson FRICS
and L Brooks FRICS of Allsop LLP
acting as Joint Fixed Charge Receivers

allsop

Tenure

Freehold.

Location

The property is situated on the south side of The Rise, to the west of its junction with the Ridgeway. Local shops and amenities are available on Aldermans Hill, with the further more extensive shopping facilities of Central London being situated approximately 9.5 miles to the south. Palmers Green Rail Station is a short distance to the west and provides regular and direct services to London Moorgate. Road communications are afforded by the nearby A105, providing links to both the A406 (North Circular Road) and the A10.

Description

The property comprises a ground rent investment secured upon a mid terrace building arranged over ground and two upper floors. Internally the property is arranged to provide three self-contained flats. The property benefits from off-street parking and a garden to the rear.

A Freehold Ground Rent Investment secured upon a Mid Terrace Building internally arranged to provide Three Self-Contained Flats

Tenancies

Each Flat is subject to a lease for a term of 110 years from 2nd April 2009 (thus having approximately 104 years unexpired) each at a current ground rent of £250 per annum. The lease for flat 1 was granted on 27th April 2015 but has not yet been registered at Land Registry. A copy of the lease is available in the auction pack.

Seller's Solicitor

Berwin Leighton Paisner (Ref: TMRT).
Tel: 0203 400 3822.
Email: thomas_mortimore@blplaw.com

Total Current
Rent Reserved
**£750 per
annum**

**Freehold Ground
Rent**



London SE9

Land Near Rochester Way, Eltham SE9 1YQ

BY ORDER OF BILTON LAND LTD

Tenure

Freehold.

Location

The parcels of land are predominantly located to the north of Rochester Way, with the exception of three parcels which are located to the south. A range of shops and local amenities is available in Eltham, with the more extensive facilities of Greenwich being available to the north-west. The A2 and A205 (South Circular Road) are also accessible. The open spaces of Eltham Park, Eltham Common, Oxleas Meadows and Oxleas Woods are also situated within reach.

Description

The property comprises thirteen irregular shaped parcels of land, some of which comprise portions of roadway. In total the sites extend to approximately 0.327 hectares (0.807 acres). The sites will be offered collectively as one lot.

Thirteen Freehold Parcels of Land extending to Approximately 0.327 Hectares (0.807 Acres) in Total.
To be offered Collectively as One Lot

TO BE OFFERED WITHOUT RESERVE

Accommodation

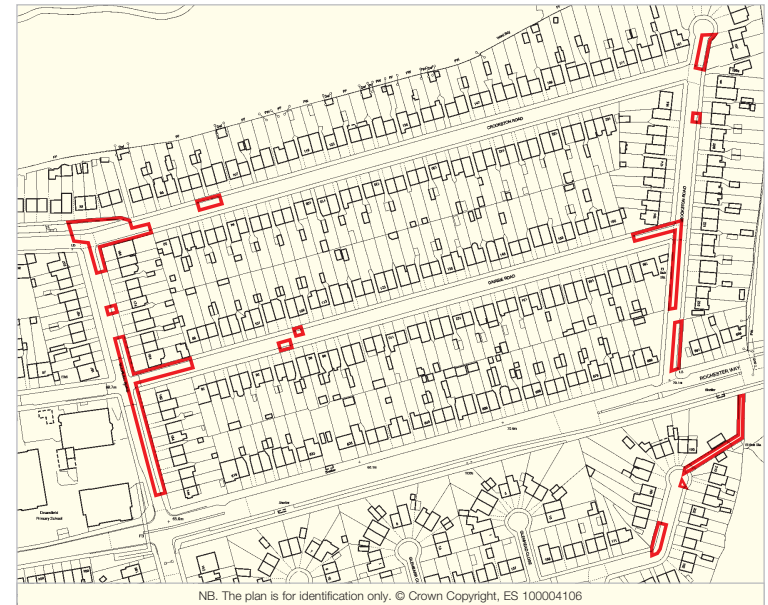
Total Site Area Approximately 0.327 Hectares
(0.807 Acres)

Seller's Solicitor

Messrs Barringtons Solicitors
(Ref: Ms Sarah Shepherd).
Tel: 01252 741751.
Email: sarah@barringtonlaw.co.uk

Vacant

**VACANT –
Nine Freehold
Parcels of 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.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.