

## London SW7

### "Suite A", 19 Cromwell Road, South Kensington SW7 2JB

A Leasehold First/Second Floor Half Landing Room

#### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 25th December 2014 (thus having approximately 123 years unexpired) at a current ground rent of £250 per annum.

#### Location

The property is located on Cromwell Road, between its junctions with Cromwell Place and Thurloe Place. Local shops and amenities are readily available along fashionable Kensington High Street, Fulham Road and King's Road including numerous restaurants, boutique and antique shops. South Kensington Underground Station (District and Circle Lines) is situated close by and the open spaces of Hyde Park are within walking distance to the east.



#### Description

The property comprises a store room situated on the rear half landing between first and second floors of a mid terrace building arranged over ground and upper floors.

#### Accommodation

Room with sink and windows  
Internal pictures are available on the Allsop website.

#### To View

The property will be open for viewing every Wednesday and Friday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: C.J).

Vacant Possession

**VACANT – Leasehold Room**

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LOT

## Stocksbridge

### 39 Cedar Road, Sheffield, South Yorkshire S36 1AS

A Freehold Semi-Detached House subject to a Life Tenancy

#### Tenure

Freehold.

#### Location

The property is situated on the east side of Cedar Road, at its junction with Poplar Avenue. Local shops are located approximately 0.1 miles to the north of the property, along Pot House Lane. Stocksbridge town centre is approximately a mile to the north and provides a more extensive range of other facilities. Sheffield city centre is to the south and the northern end of The Peak District National Park is close by to the west. The M1 Motorway is to the east.

#### Description

The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. The property benefits from front and rear gardens.



#### Accommodation

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

**Three Bedroom Accommodation**

#### Tenancy

The property is subject to a life tenancy at a peppercorn ground rent.

**Freehold House**

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LOT

## Harrow

### 96C Station Road, Middlesex HA1 2RX

#### Tenure

Long Leasehold. The property is held on a lease for a term of 99 years from 5th July 1984 (thus having approximately 67 years unexpired) at a current ground rent of £50 per annum.

#### Location

Station Road (A409) is the continuation of Sheepcote Road, which in turn runs off Kenton Road (A4006). The subject property is situated on the west side of Station Road, close to its junction with Greenhill Way. Extensive shops and amenities, including St Ann's Shopping Centre, are available with communications being afforded by Harrow-on-the-Hill Rail and Underground Stations (Metropolitan Line).

#### Description

The property comprises a self-contained second floor flat situated within a mid terrace building arranged over ground and two upper floors.

A Long Leasehold Self-Contained Purpose Built Second Floor Flat 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:

**One Bedroom Accommodation**

#### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 24th January 2016 at a current rent of £850 per calendar month.

#### To View

The property will be open for viewing every Thursday and Saturday before the Auction between 10.45 – 11.15 a.m. These are open viewing times with no need to register. (Ref: UD).

#### Seller's Solicitor

Bird & Lovibond (Ms S Jackson).  
Telephone: 01895 256151.  
Email: sjackson@bird-lovibond.co.uk

**Current Gross  
Rent Reserved  
£10,200  
per annum  
(equivalent)**

**INVESTMENT –  
Leasehold Flat**



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LOT