

## London NW10

### 51 Denzil Road, Willesden NW10 2UY



BY ORDER OF REGIS GROUP PLC

#### Tenure

Freehold.

#### Location

The property is located on the south side of Denzil Road, immediately to the south of its junction with Seble Avenue. An extensive range of local shops and amenities are available along Dudden Hill Lane. The North Circular Road (A406) is accessible and provides access around London. Underground services run from both Neasden and Dollis Hill Stations (Jubilee Line). The open spaces of Gladstone Park are within walking distance.

#### Description

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof.

## A Freehold Mid Terrace House

#### Accommodation

**Ground Floor** – Two Reception Rooms, Kitchen

**First Floor** – Two Bedrooms, Bathroom

**Rear Garden**

#### To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 11.00 – 11.30 a.m. (Ref: UD).

#### Seller's Solicitor

Pier Legal Services (Ref: LC).

Tel: (01702) 303333.

Email: lcleasby@piermanagement.com

## Vacant Possession



**VACANT – Freehold House**

8  
LOT

## Chalfont St Giles

### 26 Middle Meadow, Buckinghamshire HP8 4QS



BY ORDER OF PARADIGM HOUSING GROUP

#### Tenure

Leasehold. The property is to be held on a lease for a term of 125 years from the date of completion at an initial ground rent of £150 per annum.

#### Location

The property is located on Middle Meadow which is accessed via Crossleys. Local shops and amenities can be found within walking distance in Chalfont St Giles. The nearby London Road (A413) provides direct access to the M40 Motorway southbound and Amersham and Aylesbury to the north. Rail services run from Seer Green Station which is located approximately 1.5 miles to the south-west of the property.

#### Description

The property comprises a self-contained flat situated on the first floor of an end of terrace building arranged over ground and first floors beneath a pitched roof. The property benefits from a garden.

## A Leasehold Self-Contained First Floor Flat

#### Accommodation

Reception Room, Two Bedrooms, Kitchen and Bathroom with WC and wash basin

#### To View

The property will be open for viewing every Monday and Thursday before the Auction between 2.00 – 2.30 p.m. (Ref: UD).

#### Seller's Solicitor

Messrs Devonshires (Ref: Elad Yasdi).

Tel: 0207 628 7576 Fax: 0207 880 4213.

## Vacant Possession



**VACANT – Leasehold Flat**

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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](http://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.