

Hounslow

26 Ely Road, Greater London TW4 6HW

Tenure
Freehold.

Location
The property is situated on the south side of Ely Road, to the west of Beavers Lane. The local amenities of Hounslow and Twickenham are readily available, with the further extensive facilities of Central London also being accessible. Beavers Community Primary School is within walking distance to the south. The open spaces of Beaversfield Park are close by. Hounslow West Underground Station (Piccadilly Line) is within close proximity to the east.

Description
The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from off-street parking and a rear garden. The property further benefits from a Certificate of Lawfulness for extensions to the existing dwelling.

Accommodation
Ground Floor – Reception Room with Dining Area, Kitchen
First Floor – Four Bedrooms, Bathroom

A Freehold Mid Terrace House. Certificate of Lawfulness for Extension to provide Five Bedroom Accommodation. Off-Street Parking and Rear Garden

Planning
Local Planning Authority: London Borough of Hounslow.
Tel: 0208 583 4998.
The property benefits from a Certificate of Lawfulness (Ref: 100407/26/LAW2) dated 22nd January 2018 for 'the erection of a rear roof extension incorporating two front roof windows and a single storey rear extension to the house'. Once implemented, we understand the property will provide five bedroom accommodation.

To View
The property will be open for viewing every Tuesday between 1.30 – 2.00 p.m. and Saturday between 12.30 – 1.00 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor
Messrs Archer Rusby (Ref: MR).
Tel: 01923 713020.
Email: m.rusby@archerrusby.com

Vacant Possession



VACANT – Freehold House



Walsall

Flats 1 -10 Bridge Lofts, Shops at 33-37 Bridge Street, 3-5 Leicester Street, West Midlands WS1 1PT

Tenure
Freehold.

Location
The property is situated on the north-west side of Bridge Street, at its junction with Leicester Street. Shops are available along Bridge Street, with a more extensive range of facilities being accessible in the surrounding area. Rail services run from Walsall Station approximately 0.4 miles to the west. The open spaces of Primley Avenue Park and Broadway West Playing Fields are nearby.

Description
The property comprises a ground rent investment secured upon a building internally arranged to provide ten flats and four shops.

A Freehold Ground Rent Investment secured upon a Building internally arranged to provide Ten Flats and Four Shops

Accommodation
A schedule of Accommodation and Tenancies is set out below.

**Total Ground Rent
£2,500 per annum**

Flat/Unit	Terms of Tenancy	Ground Rent £ p.a.
Flats 1 - 10	Each flat subject to a lease for a term of 125 years	£150 p.a. per flat
Unit 33 - 37	Subject to a lease for a term of 125 years	Peppercorn
Unit 3 & 5	Subject to a lease for a term of 125 years	£1,000 p.a.

Seller's Solicitor
Messrs CBTC (Ref: JN).
Tel: 0121 500 1390.
Email: jai.najran@cbtcsolicitors.co.uk

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.allisop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.