

Wembley

9 Eton Court, Eton Avenue, Sudbury, Greater London HA0 3BB

BY ORDER OF MORTGAGEES

Tenure

Leasehold. The property is held on a lease for a term of 151 years from 25th March 1964 (thus having approximately 96 years unexpired) at a current ground rent of £100 per annum.

Location

The property is situated on the north side of Eton Avenue, within a small cul-de-sac known as Eton Court. Local shops and amenities are available along Watford Road to the west, with a more extensive range of facilities being accessible in Wembley Central to the south. North Wembley Underground (Bakerloo Line) and Overground Station is to the north. Local bus routes run along Watford Road. The nearby Harrow Road (A404) provides access onto the A4005, which in turn leads onto the North Circular Road (A405) and the A40. The open spaces of Barham Park and King Edward VII Park are within easy reach.

A Leasehold Self-Contained Ground Floor Two Bedroom Flat

Description

The property comprises a self-contained ground floor flat situated within a detached building arranged over ground and first floors beneath a pitched roof. The property benefits from private front and rear gardens.

Accommodation

Ground Floor – Reception Room, Two Bedrooms, Kitchen, Bathroom/WC and wash basin

To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 1.45 – 2.15 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Valens Solicitors (Ref: C Bagga Esq).
Tel: 0203 368 3970.
Email: chander@valenssolicitors.co.uk

Vacant Possession

VACANT – Leasehold Flat



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LOT

Horley

97/99 Victoria Road and 3 Massetts Road, Surrey RH6 7PR

Tenure

Long Leasehold. The property is to be held on a new lease for a term of 999 from completion at an initial ground rent of £100 per annum.

Location

The property is situated at the corner of Victoria Road and Massetts Road, close to the centre of Horley. A range of shops and local amenities is available in Horley itself, with the further and more extensive shopping facilities of both Redhill and Reigate being accessible to the north. Gatwick International Airport is less than a mile to the south. Horley Rail Station provides regular services to both London Victoria and London Bridge Stations, with journey times starting from 36 minutes. The A23 and M23 Motorway provide routes to London to the north and the South Downs National Park and Brighton to the south.

Description

The property comprises the first and second floors of a corner building arranged over ground and two upper floors beneath a pitched roof. The property is to be offered with permitted development rights for the conversion of the upper floors to provide three self-contained flats (1 x one bedroom and 2 x two bedroom).

Long Leasehold First and Second Floor Former Office Space. Permitted Development Rights for Conversion to provide Three Self-Contained Flats (1 x One Bedroom and 2 x Two Bedroom)

Existing Accommodation

Former office accommodation arranged over first and second floors.

Proposed Accommodation

When implemented, the property will provide:
First Floor – One/Two Bedroom Flat extending to approximately 69.5 sq m (745 sq ft)
First Floor – One Bedroom Flat extending to approximately 53 sq m (571 sq ft)
Second Floor – Two Bedroom Flat extending to approximately 69.5 sq m (745 sq ft)

Planning

Local Planning Authority: Reigate and Banstead Borough Council.
Website Address: www.reigate-banstead.gov.uk
The property is to be offered with permitted development rights (Ref: 18/02254/PAP30) dated 5th February 2019 for the conversion of the first and second floors to create three self-contained flats.

To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 11.00 – 11.30 a.m. These are open viewing times with no need to register. (Ref: UD).

Vacant Possession

VACANT – Long Leasehold Upper Parts with Permitted Development



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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.

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.