

Greenford

35 Kings Avenue, Greater London UB6 9DB

**ON THE INSTRUCTIONS OF A C WRIGHT
AND S J HUNT OF JLL ACTING AS JOINT
FIXED CHARGE RECEIVERS**

Tenure
Freehold.

Location
The property is situated on the north side of Kings Avenue, to the west of its junction with The Grove. Local shops and amenities are available along Greenford Road (A4127), with further and more extensive facilities being accessible in Greenford to the north. Local bus routes run along Greenford Road (A4127), while rail services run from Southall Rail Station providing direct access to London Paddington with an average journey time of 18 minutes. Greenford Road (A4127) provides direct access to the A40, which in turn leads onto Junction 1 of the M40 Motorway approximately 7 miles to the north-west. Junction 16 of the M25 Motorway is approximately 8 miles to the south-west. The open spaces of Jubilee Park and Brent Valley Park are each within a 10 minute walk.

A Freehold End of Terrace Four Bedroom House with Rear Garden and Off-Street Parking

Description

The property comprises an end of terrace house arranged over ground and two upper floors beneath a pitched roof. The property benefits from a rear garden and off-street parking.

Accommodation

Ground Floor – Reception Room, Kitchen/ Diner, Shower Room/WC with wash basin

First Floor – Three Bedrooms, Study,

Bathroom/WC with wash basin

Second Floor – Bedroom

To View

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

Seller's Solicitor

Messrs Brightstone Law LLP
(Ref: H Peradigou Esq).
Tel: 0208 731 3080.
Email: hp@brightstonelaw.co.uk

Vacant Possession



NB. The plan is for identification only.
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VACANT – Freehold House



London E14

Flat 14, Wharf View Court, 12 Blair Street, Poplar E14 ONY

BY ORDER OF A FUND

Tenure

Leasehold. The property is held on a lease for a term of 99 years from 15th May 2001 (thus having approximately 81 years unexpired) at a ground rent of a peppercorn.

Location

The property is situated on the south side of Blair Street, to the east of its junction with Athol Square. Local shops and amenities are available along Crisp Street to the west, with the extensive facilities of central London also being accessible to the west. Docklands Light Rail services run from All Saints Station to the west. London Underground (Jubilee Line) services run from Canning Town Station to the east. The A12 and A13 are nearby. The open spaces of Bartlett Park are to the west.

A Leasehold Self-Contained Purpose Built Third and Fourth Floor Maisonette subject to an Assured Shorthold Tenancy

Description

The property comprises a self-contained third and fourth floor maisonette situated within a purpose built block arranged over ground and four upper floors.

Accommodation

The property was not internally inspected or measured by Allsop. The following information was obtained from a Valuation Report. We understand that the property provides:

Three Bedroom Accommodation

GIA Approximately 102 sq m (1,102 sq ft)

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 16th December 2018 at a current rent of £1,447.50 per calendar month.

To View

Please email: jonty.barrie@allsop.co.uk

**Current Gross Rent Reserved
£17,370 per annum
(equivalent)**



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 £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.