

London NW10
Flat 4,
Hazelwood Court,
331 Neasden Lane North,
Neasden
NW10 0AF

Tenure

Leasehold. The property is held on a lease for a term of 99 years from 25th December 1981 (thus having approximately 65 years unexpired) at a current ground rent of £100 per annum.

Location

The property is situated on the south side of Neasden Lane North, to the west of its junction with North Circular Road. Local amenities and shops are available within walking distance along Neasden Lane North. Regular services to London run from Neasden Underground Station (Jubilee Line). The A4088 and A406 (North Circular Road) are both accessible. The open spaces of Neasden Recreation Ground are within walking distance.

Description

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

A Leasehold Self-Contained Ground Floor Flat

Accommodation

Reception Room, Kitchen, Two Bedrooms, Bathroom

To View

The property will be open for viewing every Thursday and Saturday before the Auction between 11.45 a.m. – 12.15 p.m. These are open viewing times with no need to register. (Ref: UD).

Vacant Possession

Seller's Solicitor

Messrs Gupta Law (Gupta Gopal).
 Tel: 0208 960 2800.
 Email: gopal@guptalaw.co.uk

VACANT – Leasehold Flat



235
 LOT

London E15
Flat 131,
Memorial Avenue,
West Ham
E15 3BS

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 3rd September 1991 (thus having approximately 101 years unexpired) at an initial ground rent of £10 per annum.

Location

The property is located on the north side of Memorial Avenue, to the east of its junction with Holland Road. Memorial Avenue leads to A1011 to the east. Nearby roads include the A12 to the east and the A13 to the south. Local shops are available in West Ham, with a more extensive range of shops and other facilities being available from Stratford to the north. London Underground services and DLR services run from West Ham Stations (District, Circle, Hammersmith & City and Jubilee Lines) located approximately 0.1 miles to the east. The open spaces of Memorial Recreation Ground and Lee Valley Park are accessible nearby.

A Leasehold Self-Contained Purpose Built Second Floor Flat subject to an Assured Shorthold Tenancy

Description

The property comprises a self-contained second floor flat situated within a detached purpose built building arranged over ground and three upper floors beneath a mansard roof.

Accommodation

Second Floor – One Bedroom, Open Plan Kitchen/Reception Room and Bathroom with WC and wash basin

Tenancy

The property is subject to an Assured Shorthold Tenancy from 27th August 2014 until 26th August 2015 at a current rent of £930 per calendar month.

To View

Please email will.taylor@allsop.co.uk using the subject heading 'Viewings – Lot 236'.

Seller's Solicitor

Messrs Tolhurst Fisher (Ref: CL).
 Tel: 01702 352511.

Current Gross Rent Reserved
£11,160
per annum
(equivalent)

INVESTMENT – Leasehold Flat



236
 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.allsop.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.