

## Hawkhurst

### Flat 3, Highgate Court, Northgrove Road, Kent TN18 4AP

#### Tenure

Leasehold. The property is held on a lease for a term of 150 years from 29th September 1986 (thus having approximately 120 years unexpired) at a current ground rent of £50 per annum.

#### Location

The property is located on the north side of Northgrove Road, close to its junction with Post Office Road. Hawkhurst High Street is to the south with a variety of local shops and amenities. More extensive shopping facilities can be found at Tunbridge Wells to the north-west. Etchingham Rail Station is to the south-west of the property and provides a direct service to London Charing Cross with a journey time of less than 80 minutes.

#### Description

The property comprises a self-contained ground floor flat situated within a purpose built block arranged over ground and first floors beneath a pitched roof.

### A Leasehold Self-Contained Ground Floor Flat

#### Accommodation

Reception Room, Bedroom, Kitchen, Bathroom

#### To View

The property will be open for viewing every Friday between 12.45 – 1.15 p.m. and Saturday between 10.30 – 11.00 a.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

### Vacant Possession

#### Seller's Solicitor

Messrs: J Pearlman (Ref: AB).  
Tel: 0208 458 9266.  
Email: abecker@jpearlman.com



**VACANT – Leasehold Flat**

## London NW3

### 23 Tanza Road, Hampstead NW3 2UA

#### Tenure

Freehold.

#### Location

The property is located on the east side of Tanza Road, which runs between Parliament Hill and Nassington Road. The open spaces of Hampstead Heath can be accessed via a private gated entrance to the rear of the building. Local shops, boutiques and bars are available within both Hampstead and Belsize Village. London Overground services run from Hampstead Heath Station to the south. Hampstead Heath is a large park extending to approximately 320 hectares (790 acres). There is a chain of ponds running along its eastern perimeter including three open air swimming ponds.

### A Freehold Ground Rent Investment secured upon a Semi-Detached Building arranged to provide Three Self-Contained Flats

#### Description

The property comprises a ground rent investment secured upon a semi-detached building arranged over lower ground, ground and two upper floors beneath a pitched roof. The property is internally arranged to provide three self-contained flats. The property benefits from a garden to the rear with direct access onto Hampstead Heath.

#### Tenancies

Each flat is subject to a lease for a term of 125 years from 29th September 2015 (thus having approximately 124 years unexpired) at a current ground rent of £450 per annum.

NB. The Lessees HAVE elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

#### Seller's Solicitor

Messrs Michael Simkins Solicitors LLP  
(Ref: Mr Jonathan Erdman).  
Tel: 0207 874 5676.  
Email: jonathan.erdman@simkins.com

**Total Current Rent  
Reserved  
£1,350 per annum**



**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.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.