

London SW5

Lower Ground Floor Flat, 87 Warwick Road, Earls Court SW5 9EZ

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 24th June 2006 (thus having approximately 117 years unexpired) at a current ground rent of £400 per annum.

Location

The property is situated on the west side of Warwick Road close to its junction with Philbeach Gardens. Local shops and amenities are available along Warwick Road and Earls Court Road with the further and more extensive facilities being accessible along fashionable Kensington High Street. Earls Court Underground Station (District and Piccadilly Lines) is within walking distance and the nearby A4 provides direct access to central London eastbound and the M4 Motorway westbound.

Description

The property comprises a self-contained flat situated on the lower ground floor of a mid terrace building arranged over lower ground, raised ground and three upper floors.

A Leasehold Self-Contained Lower Ground Floor Flat
subject to a Regulated Tenancy

Accommodation

Reception Room/Kitchen, Bedroom, Shower Room/WC

Tenancy

The property is subject to a Regulated Tenancy paying a registered rent of £250 per week. (Effective date: 26th June 2013)

Seller's Solicitor

Nationwide Solicitors (Ref: NC).
Tel: 0208 983 8944.
Email: naresh@nwsolicitors.com

Current Gross
Rent Reserved
**£13,000
per annum**

**INVESTMENT –
Leasehold Flat**



Leigh-on-Sea

193 Manchester Drive, Essex SS9 3EU

BY ORDER OF THE SALVATION ARMY

Tenure

Freehold.

Location

The property is situated on the north side of Manchester Drive close to its junction with Elmsleigh Drive. A wide variety of shopping facilities can be found approximately 0.2 miles to the south on London Road (A13). The property is served by local bus routes with rail services running from Leigh-on-Sea Station approximately 1.2 miles to the south-west. The open spaces of Bonchurch Park are within easy reach.

Description

The property comprises an end of terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from off-street parking and a garage. There is a garden to the rear.

A Freehold End of Terrace House and Garage

Accommodation

Ground Floor – Two Reception Rooms, Kitchen
First Floor – Three Bedrooms, Bathroom

To View

The property will be open for viewing every Thursday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs LCF Law (Ref: Ms Julie MacGregor).
Tel: 01274 848821.
Email: jmacgregor@lcf.co.uk

Vacant Possession

**VACANT –
Freehold House and Garage**



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 £750 (including VAT) upon exchange of sale memoranda.