

## London NW1

### Flat 6, Chagford House, 39 Chagford Street, Marylebone NW1 6EG

#### Tenure

Leasehold. The property is subject to a lease for a term of 125 years from 1st July 2016 (thus having approximately 123 years unexpired) at a peppercorn ground rent.

#### Location

The property is situated on the west side of Chagford Street, to the south of its junction with Ivor Place. Shops and amenities are readily available along Baker Street to the south-east, with the more extensive facilities of Soho being accessible to the south-east. London Underground services run from Baker Street and Marylebone Stations. Rail services run from Marylebone Station approximately 0.3 miles to the west. The A41, A5 and A40 are all accessible. The open spaces of Regent's Park are within walking distance to the north-east.

#### Description

The property comprises a self-contained first floor flat situated within a terrace building arranged over ground and three upper floors beneath a pitched roof.

A Leasehold Self-Contained First Floor Flat subject to an Assured Shorthold Tenancy. Walking distance to Baker Street and Regent's Park

#### Accommodation

The property was not internally inspected or measured by Allsop. Reception Room, Bedroom, Kitchen, Bathroom

#### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 5th September 2018 at a current rent of £2,002 per calendar month.

#### To View

The property will be open for viewing on Wednesday 5th and 12th December between 11.00 – 11.30 a.m. These are open viewing times with no need to register. (Ref: JWB).

#### Seller's Solicitor

Messrs Furley Page (Ref: Mr S Stempien).  
Tel: 01227 763939.  
Email: sgs@furleypage.co.uk

Current Gross  
Rent Reserved  
**£24,024**  
per annum  
(equivalent)

**INVESTMENT –  
Leasehold Flat**



## London SE17

### Flat 1 Waleorde Road, Elephant and Castle SE17 1GG

#### Tenure

Leasehold. The property is to be held on a new lease for a term of 999 years from 1st January 2019 at a ground rent of a peppercorn.

#### Location

The property is located on Waleorde Road, to the east of its junction with Walworth Road. Local amenities are available on Walworth Road. Local attractions include Southwark Playhouse and Tate Modern, whilst Borough Market and the River Thames are also within walking distance. The Elephant & Castle area benefits from two linked London Underground Stations (Northern and Bakerloo Lines) and a Rail Station (Southeastern and Thameslink services). The open spaces of Faraday Gardens are to the south-east.

#### Description

The property comprises a self-contained first and second floor maisonette situated within a mid terrace building.

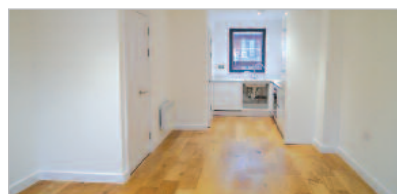
A Leasehold Self-Contained First and Second Floor  
Maisonette

#### Accommodation

**First Floor** – Reception Room/Kitchen  
**Second Floor** – Bedroom, Bathroom, Further Room

#### To View

The property will be open for viewing every Monday and Saturday before the Auction between 2.15 – 2.45 p.m. These are open viewing times with no need to register. (Ref: UD).



#### Seller's Solicitor

Messrs Harrops and Hepburn Solicitors  
(Ref: P Harrop Esq).  
Tel: 01883 723712.  
Email: p.harrop@harrops-hepburn.co.uk

**Vacant  
Possession**

**VACANT –  
Leashold  
Maisonette**



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