

London NW6

1 Minton Mews, Lymington Road, West Hampstead NW6 1XX

Tenure

Leasehold. The property is held on a lease for a term of 125 years from October 2001 (thus having approximately 109 years unexpired) at a current ground rent of £10 per annum.

Location

The property is equidistant from the extensive shopping and transport facilities of West Hampstead and Finchley Road (A41). The O2 Centre, an indoor shopping and entertainment centre, is a 10 minute walk to the east. To the west is the area of West Hampstead, with its village feel. Shops, restaurants, pubs and bars are located along West End Lane (B510). Beside excellent road links, there are numerous Rail stations; Finchley Road London Underground Station (Jubilee and Metropolitan Lines), Finchley and Frognal Stations (London Overground) and West Hampstead Thameslink Station are all within reach. The open space of Hampstead Heath is to the north-east.

Description

The property comprises a self-contained ground floor flat situated within a purpose built end of terrace building arranged over ground and two

A Leasehold Self-Contained Purpose Built Ground Floor Flat with Rear Garden. Subject to an Assured Shorthold Tenancy

upper floors beneath a pitched roof. The property benefits from private access off Lymington Road and a rear garden.

Accommodation

Reception Room (door to Garden), Bedroom, Kitchen, Bathroom/WC

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 15th May 2017 at a current rent of £335.91 per week.

To View

The property will be open for viewing on Friday 1st September between 2.15 – 2.45 p.m., Monday 11th September between 9.30 – 10.00 a.m. and every Wednesday between 2.45 – 3.15 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Stratega Law (Ref: Aysel Ibrahim).
Tel: 0203 301 1040.
Email: aysel.ibrahim@strategalaw.co.uk

**Current Gross
Rent Reserved
£17,467.80
per annum
(equivalent)**



**INVESTMENT –
Leasehold Flat**



Mitcham

Jesmond Dene, Benedict Road, Surrey CR4 3BQ

On the instructions of A Kisby MRICS
and V Liddell MRICS of Allsop LLP acting
as Joint Fixed Charge Receivers

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Tenure

Freehold.

Location

The property is situated on the north side of Benedict Road, to the west of its junction with Church Road. Local shops and amenities are available to the east. Local tram services are available within a 4 minute walk to the south. London Underground services run from Morden Station (Northern Line) approximately one mile to the west. The nearby Church Road grants access to the A217 and in turn the M25 Motorway. The open spaces of the National Trust Morden Park are directly to the west.

Description

The property comprises a detached building arranged over ground and first floors. The property is internally arranged to provide two self-contained flats.

A Freehold Detached Building internally arranged to provide Two Self-Contained Flats

Accommodation

Flat 1A – First Floor Flat – Kitchen/Dining Area, Two Bedrooms (one with En-suite Shower Room/WC), Bathroom with WC and wash basin

Flat 1B – Ground Floor Flat – Kitchen/Dining Area, Two Bedrooms (one with En-suite Shower Room/WC), Bathroom with WC and wash basin

To View

The property will be open for viewing every Wednesday between 3.45 – 4.15 p.m. and Friday between 2.15 – 2.45 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Vacant



Seller's Solicitor

Messrs Berwin Leighton & Paisner
(Ref: Ms M Tunney).
Email: michelle-tunney@blplaw.com

Freehold Building



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.