

Alperton Flat 49 and Garage 24, Riverside Gardens, Middlesex HA0 1JG

**BY ORDER OF HURSTWAY INVESTMENT
COMPANY LTD**

Tenure

Leasehold. The flat and garage are held on a lease for a term of 125 years from 29th September 2001 (thus having approximately 111 years unexpired) at a current ground rent of £100 per annum.

Location

The property is situated on Riverside Gardens to the east of its junction with Hanger Lane (A4005). Local amenities are available in Alperton itself and the further facilities of both Wembley and Ealing are accessible. Underground services run from both Alperton and Hanger Lane Stations. Both the A40, leading to the M40 Motorway, and the North Circular Road (A406) are within reach. Abbey Estate Open Space is to the west. The River Brent is close by.

A Leasehold Self-Contained Purpose Built Ground Floor Flat and Garage. Garage subject to an Occupancy expiring in September 2015. Flat Fully Vacant

Description

The property comprises a self-contained ground floor flat situated within a purpose built block arranged over ground and two upper floors. There is a garage.

Accommodation

Two Rooms, Kitchen, Bathroom with WC

Tenancy

The garage is currently subject to an occupancy which is due to expire in September 2015 at a current rent of £30 per month.

To View

The property will be open for viewing every Thursday and Saturday before the Auction between 10.45 – 11.15 a.m. These are open viewing times with no need to register. (Ref: UD).

**Current Rent Reserved
£360 per annum
(equivalent)
From Garage with Vacant Possession of Flat**



Seller's Solicitor

Messrs Seddons (Ref: PP).
Tel: 0207 725 8000.
Email: paul.pierides@seddons.co.uk

**MAJORITY VACANT –
Leasehold Flat and Garage**

London W5 5 Tring Avenue, Ealing W5 3QA

Tenure

Freehold.

Location

The property is situated on the west side of Tring Avenue close to Crosslands Avenue. Ealing Common Underground Station (District and Piccadilly Lines) is to the north. Uxbridge Road offers an excellent selection of local shops, bars, cafés and restaurants. The M4 Motorway is accessible via the A406 to the west. The open spaces of Ealing Common are within walking distance.

Description

The property comprises a ground rent investment secured upon a detached building arranged over ground and two upper floors beneath a pitched roof. The building is internally arranged to provide four self-contained flats.

A Freehold Ground Rent Investment secured upon a Detached Building internally arranged to provide Four Self-Contained Flats

Tenancies

A schedule of Tenancies is set out opposite.

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

**Total Current Rent Reserved
£900 per annum**

**INVESTMENT –
Freehold Ground Rent**



Seller's Solicitor

Messrs Warner Goodman Commercial (Ref: EB).
Tel: 02392 776555.
Email: elizabethbryson@warnergoodman.co.uk

Fiat	Floor	Terms of Tenancy	Current Rent Reserved £ p.a.
5A	Ground and Garden	189 years from 26th October 2004	Peppercorn
1	First	125 years from 24th June 2014	£300 p.a. reviewable 24th June 2047
2	First/Second	125 years from 24th June 2014	£300 p.a. reviewable 24th June 2047
3	First/Second	125 years from 24th June 2014	£300 p.a. reviewable 24th June 2047

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.

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.