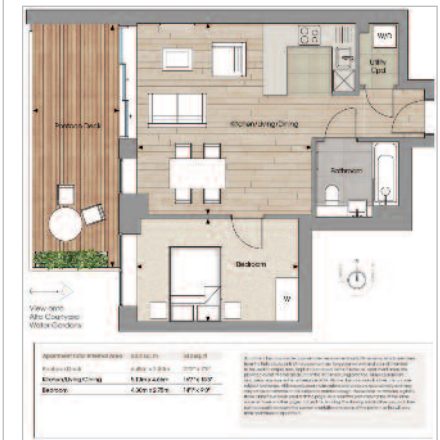


Wembley Park

5 Pienna Apartments, 2 Elvin Gardens (Plot AL.1.05), Greater London HA9 0GN

- A Long Leasehold Self-Contained First Floor One Bedroom Apartment
- GIA Approximately 50.4 sq m (543 sq ft)
- Situated within the New Quintain Development of Pienna Apartments
- The Apartment and wider development is still under construction with an anticipated practical completion date of 30th November 2017

Vacant Possession



Seller's Solicitor

Brecher Solicitors (Ref: Craig Sherrard).
Tel: 0207 563 1006.
Email: csherrard@brecher.co.uk

VACANT – Long Leasehold Apartment



Tenure

Long Leasehold. The property is to be held on a lease for a term of 299 years from 29th April 2015 (thus having approximately 297 years unexpired) at an initial ground rent of £400 per annum.

Location

Pienna Apartments is located to the south of Fulton Road and to the west of Empire Way. The development is conveniently located for extensive shops and amenities, including the London Designer Outlet Shopping Centre. Transport links are readily available, with Wembley Park Underground Station (Jubilee Line) lying a short walk to the north and Wembley Stadium Rail Station a short walk to the south. Road access is provided by the nearby A406 (North Circular Road), which is located approximately 1½ miles to the south-east.

Description

The property will comprise a first floor apartment situated within a 19-storey building. The building will be a stunning new landmark for London. Its 19-floor towers will provide sophisticated urban living offering spacious one, two and three bedroom apartments. The development is still under construction but it is anticipated that practical completion will be 30th November 2017. We understand that the superstructure of the building has been completed and internal fit out of the apartments is under way. The apartment will benefit from a 10 year NHBC Warranty. The block will benefit from a 24-hour concierge, fully equipped residents' gym and a spa. For further details, please visit www.alto-apartments.com

Accommodation

When completed the apartment will provide:

Living Room/Diner/Kitchen	5.10m x 4.66m	(16'7" x 15'3")
Bedroom	4.30m x 2.75m	(14'1" x 9'0")
Pontoon Deck	6.49m x 2.30m	(21'2" x 7'5")
GIA (Gross Internal Area)	50.4 sq m	(543 sq ft)

Furnishings and Fittings

The apartment will be finished with the Regal furniture and fittings pack. Full details of this can be found within the legal pack.



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.allso.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.