

London E17

Flat 1, 30 Pendlestone Road, Walthamstow E17 9BH

BY ORDER OF RECEIVERS

Tenure
Leasehold. The property is held on a lease for a term of 99 years from 10th October 2001 (thus having approximately 83 years unexpired) at a ground rent of £100 per annum.

Location
The property is located on the south side of Pendlestone Road, to the east of its junction with Hoe Street (A112). Local shops and amenities are available along Hoe Street to the west, with more extensive facilities being accessible to the north-west in Walthamstow town centre. London Underground and London Overground services run from Walthamstow Central Station 0.4 miles to the north. The open spaces of Wingfield Park are to the north-east.

A Leasehold Self-Contained First Floor Flat

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

Accommodation
The property was not internally inspected by Allsop. The following information was supplied by the Vendor. We are informed that the property provides:
First Floor – Reception Room, Two Bedrooms, Kitchen, Bathroom with WC and wash basin

To View
The property will be open for viewing every Wednesday and Saturday before the Auction between 11.45 a.m. – 12.15 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor
Messrs Walker Morris (Ref: H Rae).
Tel: 0113 457 0244.
Email: conveyancing@walkermorris.co.uk

Vacant Possession

**VACANT –
Leasehold Flat**



London SE9

371A Footscray Road, New Eltham SE9 2DR

Tenure
Leasehold. The property is to be held on a new lease for a term of 125 years from the date of completion at a ground rent of £250 per annum.

Location
The property is located on the east side of Footscray Road, opposite its junction with Blannerle Road. Local shops and amenities are readily available. Rail services run from New Eltham Station and provide a regular and direct service to London's Charing Cross and Cannon Street Stations, with journey times of approximately 30 minutes. Local bus routes are available and the open spaces of Footscray Playing Fields are within walking distance to the north.

Description
The property comprises four self-contained flats situated within a mid terrace building arranged over ground and two upper floors. The flats will be offered collectively as one lot.

Four Leasehold Self-Contained Flats. Each Flat subject to an Assured Shorthold Tenancy. To be offered Collectively as One Lot

Accommodation and Tenancies
The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out opposite was provided by the Vendor.

To View
The property will be open for viewing on Wednesday 22nd March between 11.00 – 11.30 a.m.

Seller's Solicitor
Messrs Ezran Law (Ref: Jonathan Zeckler).
Tel: 0203 114 2158.
Email: info@ezranlaw.co.uk

**Total Current
Gross Rent
Reserved
£33,492
per annum
(equivalent)**

**INVESTMENT –
Four Leasehold
Flats**



Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.c.m.
1	Half Landing	Studio Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months commencing 29th February 2016 (holding over)	£697.75 p.c.m.
2	First	Studio Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months commencing 15th April 2016 (holding over)	£697.75 p.c.m.
3	First	Studio Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months commencing 28th February 2016 (holding over)	£697.75 p.c.m.
4	Second	Studio Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months commencing 11th March 2016 (holding over)	£697.75 p.c.m.

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.