

## London SE5 Flat B, 59 Camberwell Road, Camberwell SE5 0EZ

A Leasehold Self-Contained Second Floor Flat

### Tenure

Leasehold. The property is to be held on a lease for a term of 125 years from completion at a ground rent £200 per annum.

### Location

The property is situated on the east side of Camberwell Road (A215) close to the Boundary Road junction. Local shops and amenities are located along Camberwell Road with more extensive shopping found approximately 0.2 miles north on Walworth Road. The property is well served by local bus routes and railway links can be found approximately 0.8 miles north at Elephant and Castle Overground and Underground Stations providing direct links to central London.

### Description

The property comprises a self-contained flat situated on the second floor of a purpose built block arranged over ground, first and two upper floors.

### Accommodation

Reception Room with Integrated Kitchenette, Two Bedrooms, Bathroom/WC



### To View

The property will be open for viewing every Tuesday before the Auction between 2.00 – 2.30 p.m. and Saturday between 12.30 – 1.00 p.m. These are open viewing times with no need to register. (Ref: UD).

Vacant Possession

**VACANT – Leasehold Flat**

## London E9 357A Victoria Park Road, Hackney E9 5DX

A Freehold Single Storey Studio Unit subject to an Assured Shorthold Tenancy

### Tenure

Freehold.

### Location

The property is situated on an access road adjacent to Victoria Park Road which is accessed off Homer Road. Local amenities are available along Cassland Road (A106). Westfield Shopping Centre is located approximately 2.7 miles to the east. Homerton London Overground Station is located approximately 0.8 miles to the north-west. The A106 provides access to the A12 and in turn the North Circular Road (A406). The open spaces of Victoria Park are nearby.

### Description

The property comprises a single storey attached building arranged over ground floor beneath a pitched roof.



### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Seller. We are informed that the property provides:

**Studio Accommodation**

### Tenancy

The property is subject to an Assured Shorthold Tenancy at a current rent of £240 per week.

### To View

The property will be open to view on Wednesday 29th October 11.00 – 11.30 a.m.

**Total current rent reserved £12,480 per annum (equivalent)**

**INVESTMENT – Freehold Studio Unit**

## London E3 Flat 2, Stanborough House, Empson Street, Bromley by Bow E3 3LY

### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 4th December 1989 (thus having approximately 100 years unexpired) at a ground rent of £10 per annum.

### Location

The property is situated on the north side of Empson Street, to the west of its junction with the A12. Local shops, schools and amenities are available nearby and the further facilities of Stratford are also accessible. The property is well served by local bus routes and Bromley-By-Bow (Circle Line, Hammersmith & City Line) Underground Station is within walking distance. The A12 is close by and provides access to the A11 and the A13.

### Description

The property comprises a self-contained ground floor flat situated within a purpose built block arranged over four floors.

A Leasehold Self-Contained Purpose Built Ground Floor Flat subject to a Tenancy in favour of Genesis Housing Association

### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Seller:

**Ground Floor** – Reception Room, Two Bedrooms, Bathroom/WC, Kitchen, Garden

### Tenancy

The property is subject to a Tenancy for a term of 3 years from 4th July 2011 to Genesis Housing Association at a current rent of £1,105 per calendar month.

### Seller's Solicitor

Karis Spyris LLP (Ref: TS).  
Tel: 0208 443 7079.  
Email: terry@karisspyris.co.uk

**Current Gross  
Rent Reserved  
£13,260  
per annum  
(equivalent)**

**INVESTMENT –  
Leasehold Flat**



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](http://www.allsop.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.