

## London E9

### Flat 6, Beresford Court, 96 Mabley Street, Homerton E9 5TQ

#### BY ORDER OF A HOUSING ASSOCIATION

##### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 19th December 1988 (thus having approximately 100 years unexpired) at a current ground rent of £9 per annum.

##### Location

Beresford Court is located on the east side of Mabley Street directly to the south of Mabley Green, a popular open space in the east of Hackney. London Overground services run from Homerton Station, which provides services to Highbury and Islington Station, where London Underground (Victoria Line) and National Rail services can be accessed. Local shops are available in Homerton itself where University Hospital can also be found. The A12 is close by and affords convenient access to the North Circular Road (A406) and the M25 London Orbital Motorway.

##### Description

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

#### A Leasehold Self-Contained Purpose Built Ground Floor Flat

##### Accommodation

Kitchen through to Reception Room, Three Bedrooms, Bathroom with wash basin, Separate WC

##### To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 11.30 a.m. – 12 noon. (Ref: UD).

##### Seller's Solicitor

Messrs Batchelors (Ref: CB).  
Tel: 020 8768 7091.  
Email: cbayfield@batchelors.co.uk

#### Vacant Possession



**VACANT – Leasehold Flat**



## Croydon

### Coombe Road, Surrey CR0 5SG

##### Tenure

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

##### Location

The property is located on the south side of Coombe Road (A212) just to the west of its junction with Birdhurst Road. The town centre shopping facilities and local amenities of Croydon town centre are within reach to the north. A host of public transport services are close by. Rail services run from South Croydon Rail Station, which is within a ten minute walk to the south-west, with Tramlink services also running from Lloyd Park Station, which is within a 10 minute walk to the east of the property. Coombe Road leads to the Croydon Flyover (A232) which in turn affords access to the A23 and in turn the M23 and M25 Motorways. The open spaces of Lloyd Park are also close by.

#### A Leasehold Self-Contained First Floor Flat

**SIX WEEK COMPLETION AVAILABLE**

##### Description

The property comprises a self-contained first floor flat situated within a semi-detached building arranged over ground and two upper floors beneath a pitched roof.

##### Accommodation

The property was not internally inspected by Allsop. We understand the property provides: Studio Room, Kitchen/Diner, Bathroom with WC and wash basin

#### Vacant Possession



**VACANT – 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.