

**LOT  
74**

## 101-103 Barking Road Canning Town, London E16 4HQ

A modern detached building arranged as eight flats and a commercial unit, well located for the amenities of Barking Road and Plaistow. **Ground Rent Investment.**

### Tenure

Freehold.

### Location

- Located on the junction with Ordnance Road
- Local shopping facilities are available along Barking Road
- Star Lane Park is close by
- Canning Town (Jubilee Line)

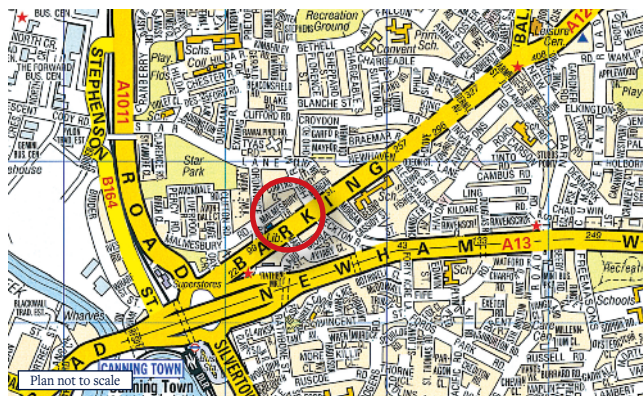
### Description

- A five storey modern building
- Arranged as eight flats and one commercial unit

### Accommodation

- Commercial Ground Floor – 999 year lease from 5th March 2018. Peppercorn rent
- Flat 1 – 125 year lease from 31st January 2018. £250 per annum doubling every 25 years
- Flat 2 – 125 year lease from 31st January 2018. £200 per annum doubling every 25 years
- Flat 3 – 125 year lease from 31st January 2018. £250 per annum doubling every 25 years
- Flat 4 – 125 year lease from 31st January 2018. £250 per annum doubling every 25 years
- Flat 5 – 125 year lease from 31st January 2018. £200 per annum doubling every 25 years
- Flat 6 – 125 year lease from 31st January 2018. £250 per annum doubling every 25 years
- Flat 7 – 125 year lease from 31st January 2018. £400 per annum doubling every 25 years
- Flat 8 – 125 year lease from 31st January 2018. £350 per annum doubling every 25 years

**Total Current Rent £2,150 per annum**



Crown Copyright reserved.  
This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office.

**LOT  
75**

## 31 Buckden Close, Woodley Reading, Berkshire RG5 4HB

Of interest to builders, developers and owner occupiers. A two bedroom ground floor maisonette in need of modernisation, with the benefit of a garage, conveniently located for the shopping and recreational amenities of Woodley and the centre of Reading. **Vacant.**

### Tenure

Leasehold. 99 years from 25th March 1976. Ground rent £25 per annum rising to £50 per annum. Note: A Section 42 Notice of the Leasehold Reform, Housing and Urban Development Act 1993 to extend the lease has been served on the landlord.

### Location

- Located on Buckden Close, which runs off Stonehaven Drive
- A range of shopping facilities can be found nearby in the centre of Woodley, with a further range easily accessible in the centre of Reading
- Recreational amenities of Dinton Pastures Country Park and Winnersh Meadows are both easily accessible
- The University of Reading and Royal Berkshire Hospital are both easily accessible

Winnersh Triangle

### Description

- A ground floor maisonette
- Forming part of a two storey building
- The flat is in need of modernisation
- Benefits from own entrance
- Garage
- Rear garden

### Accommodation

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

### Viewing

Please refer to our website [savills.co.uk/auctions](http://savills.co.uk/auctions)

