

**LOT
53**

28 Brook House, Cranleigh Street Camden, London NW1 1NU

Of interest to owner occupiers and rental investors.
A two bedroom purpose built flat in popular convenient
location near excellent train services and Camden High Street.
Vacant.

Tenure

Leasehold. 125 years from 3rd April 1989.
Ground rent £10 per annum fixed.

Location

- Well situated near the junction of Cranleigh Street and Eversholt Street
- The popular retail facilities, cafés and restaurants along Camden High Street are conveniently close by
- The excellent leisure areas of Regent's Park are nearby
- The City, entertainment attractions of the West End and shopping along Oxford Street are all easily accessible

🚶 Mornington Crescent (Northern Line)

🚶 Euston, King's Cross, St Pancras International

Description

- A third floor flat forming part of a purpose built block
- The interior, which has gas central heating and double glazing, requires general upgrading

Accommodation

- Third Floor – Entrance Hall, Reception Room, Two Bedrooms, Kitchen, Bathroom/WC

Viewing

Please refer to our website savills.co.uk/auctions



**LOT
54**

12A Fryatt Road Tottenham, London N17 7BH

Of interest to developers. A single storey unit with further development potential to create a residential dwelling subject to usual consents, close to the amenities of Tottenham.
Vacant.

Tenure

Freehold.

Location

- The property is located on Fryatt Road, which runs between White Hart Lane and Jellicoe Road
- Shopping facilities can be found locally along Fore Street and High Road Tottenham
- Leisure facilities can be found nearby at Bruce Castle Park

🚶 White Hart Lane

Description

- A single storey unit
- In need of some updating
- Benefits from double glazing
- Potential to develop further into a residential dwelling subject to the usual consents
- Rear garden

Accommodation

- Ground Floor – Room, Shower Room/WC

Viewing

Please refer to our website savills.co.uk/auctions



**LOT
55**

First and Second Floors, 315–323 High Street Chatham, Kent ME4 4BN

The first and second floors of a mid terrace parade arranged as eight self-contained flats in convenient town centre location. **Ground Rent Investment.**

Tenure

Leasehold. 999 year head leasehold from 9th June 2004.
Ground rent £500 per annum.

The head leaseholder manages, insures and recovers the cost from the leaseholders.
In accordance with Section 5B of the Landlord and Tenant Act 1987, notices have been served on the lessees and they have NOT reserved their rights of first refusal.

Location

- Chatham is one of the historic popular Medway towns located about 30 miles south-east of London
- Situated near the junction of the main pedestrianised High Street near the junction with The Brook
- The retail centre of Chatham is immediately available
- The Medway Maritime Hospital and various university campuses are nearby
- The A2/M2 provide links to the M20 and M25 motorways

🚶 Chatham

Description

- The first and second floors of a mid terrace parade arranged as eight self-contained flats

Accommodation

- First/Second Floors – Eight Self-Contained Flats

Tenancies

Eight flats each sold on a 99 year lease from 25th March 2006 (86 years unexpired). Ground rent £250 per annum, doubling every 25 years.

Total Current Ground Rent £2,000 per annum

Viewing

Please refer to our website savills.co.uk/auctions

