

**LOT
44**

5 The Hoystings, 56 Old Dover Road Canterbury, Kent CT1 3DF

A large seven room flat in need of modernisation forming part of an attractive period building, well located for the amenities and attractions of Canterbury. **Vacant.**

Tenure

Leasehold. 125 years from completion.
Ground rent £250 per annum rising.

Location

- Located close to the junction with Lansdown Road
- The vast array of shops, cafés and restaurants of Canterbury city centre are located close by
- The popular tourist attractions of Canterbury are close by such as Canterbury Cathedral

🚶 Canterbury East

Description

- A first and attic floor flat forming part of a mid terrace building
- The flat requires modernisation throughout
- Communal gardens
- Potential for altering the layout to create further bedrooms

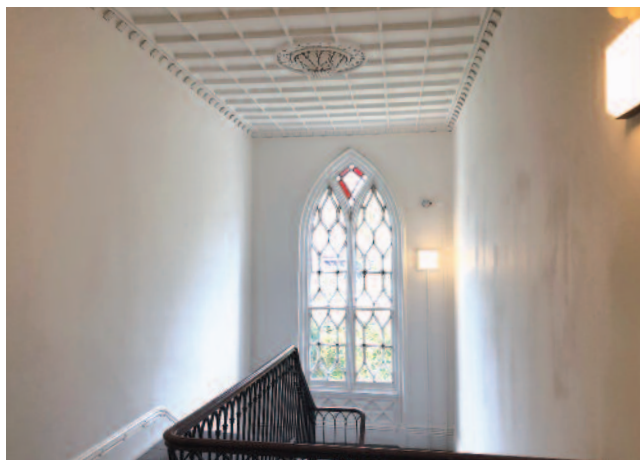
Accommodation

- First Floor - Reception Room, Two Bedrooms, Kitchen, Bathroom/WC
- Attic Floor - Four Rooms

Viewing

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

Eight Week Completion



**LOT
45**

46 Ilex Road Willesden, London NW10 9NU

*By Order of a
Housing Association*

A well located two bedroom mid terrace house in need of modernisation. **Vacant.**

Tenure
Freehold.

Location

- The property is situated between Church Road and Roundwood Road
- Shopping facilities are available locally on High Road and Church Road, along with a good selection of cafés, bars and restaurants
- Recreational facilities are conveniently close by at both Roundwood Park and Gladstone Park
- Nearby road communications are via the A407 and A404

🚶 Dollis Hill (Jubilee Line),
Willesden Junction (Bakerloo Line)

🚶 Willesden Junction

Description

- A mid terrace house
- Requires modernisation
- Rear garden

Accommodation

- Ground Floor - Room, Kitchen
- First Floor - Two Bedrooms, Bathroom/WC

Note

The floorboards in the property on the ground and particularly the stairs to the first floor are in very poor condition and access to the first floor may not be possible.

Viewing

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



**LOT
46**

167A Uxbridge Road Hanwell, London W7 3TH

*By Order of a
Housing Association*

A well located good size two bedroom first floor flat requiring modernisation. **Vacant.**

Tenure

Leasehold. 99 years from 20th September 1984.
Ground rent £65 per annum.

Location

- The property is situated close to the junction with York Avenue
- Shopping facilities are available locally on Uxbridge Road and to a greater extent on Broadway, along with an excellent selection of cafés, bars and restaurants
- Recreational facilities are available locally at Churchfields Recreation Ground, which is conveniently close by
- Road communications are via the A4020

🚶 Hanwell

Description

- A first floor flat
- Requires modernisation
- Gas central heating (not tested)

Accommodation

- First Floor - Reception Room, Two Bedrooms, Kitchen, Bathroom/WC

Viewing

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

