



**Auction  
House**  
**LONDON**

## **TWO DAY AUCTION**

2nd & 3rd July 2025

**LIVE STREAM AUCTION  
REGISTERED BIDDING ONLY**

July 2025

**Wednesday 2nd July**

**Commencing at 9.30am**

**Thursday 3rd July**

**Commencing at 10.00am**

**VIA LIVE STREAM  
REGISTERED BIDDING ONLY**

**Auction  
House  
LONDON**

## **Auction House London**

### 2025 Auction Schedule

Wednesday 12th February & Thursday 13th February  
Wednesday 19th March & Thursday 20th March  
Wednesday 23rd April & Thursday 24th April  
Wednesday 28th May & Thursday 29th May  
Wednesday 2nd July & Thursday 3rd July  
Wednesday 6th August & Thursday 7th August  
Wednesday 10th September & Thursday 11th September  
Thursday 16th October & Friday 17th October  
Wednesday 12th November & Thursday 13th November  
Wednesday 10th December & Thursday 11th December

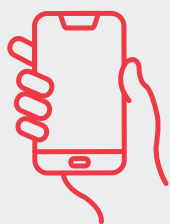
Auction House London  
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**# extracting  
every last BID**

# Contents

4	NOTICE TO PROSPECTIVE BUYERS
5	MEET THE TEAM
6	RESULTS
11	BUYING VIA AUCTION
12	DAY ONE - LOTS 1 - 155
106	DAY TWO - LOTS 156 - 237
149	CONDITIONS OF SALE

## THREE WAYS TO BID AT OUR AUCTION



### Telephone Bidding

You can bid real time over the phone.



### Proxy Bidding

You can submit your best bid to the auctioneer who will try and win it for you at the best price.



### Internet Bidding

You can bid in real time over the internet using a unique login code via Auction Passport.

Complete the form online at the following link  
[auctionhouselondon.co.uk/register-to-bid](https://auctionhouselondon.co.uk/register-to-bid)

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# Notice to Prospective Buyers

**The Catalogue:** Details of the properties and land to be sold are set out in the catalogue and on the website [auctionhoucelondon.co.uk](http://auctionhoucelondon.co.uk). It is important that prospective purchasers satisfy themselves as to the location, boundaries, conditions and state of the lots before the auction.

**Plans, Maps and Photographs:** The plans, floorplans, maps, photographs and video tours published on the website and in the catalogue, are to aid identification of the property only. The plans are not to scale.

**Guide Prices & Reserve Price:**\* Guide Prices quoted online and in the catalogue, are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a reserve price which the auctioneers expect will be set within the guide price range or no more than 10% above a single figure guide. This is a confidential figure set between the Vendor and the Auctioneer just prior to the auction. It is a figure below which the Auctioneer cannot sell the property during the auction. Unless otherwise stated, all property is sold subject to a reserve whether declared or not.

**Viewing:** Due to the nature and condition of auction properties, the auctioneers highlight the potential risk that viewing such property carries and advise all to proceed with caution and take necessary requirements to ensure their own safety whilst viewing any lots offered. Viewings are conducted entirely at the potential buyers own risk, these properties are not owned or controlled by Auction House London and the auctioneers will not be held liable for loss or injury caused while viewing or accessing the lot. Due to the nature of some auction properties, electricity may not be turned on, therefore viewing times are restricted. Viewers will need to bring their own lighting/ladders if wanting to inspect cupboards, cellars and roof spaces. Viewings are carried out by third party agents and we will endeavour to give appropriate notice should the published viewing time change. Auction House London will not be liable for any costs or losses incurred due to viewing cancellations or no shows.

**Pre Auction Sales:** Offers made on property included in this auction may be accepted by the Vendor prior to the auction. If prospective buyers are intending to bid at the auction for a specific lot, the auctioneers recommend that potential buyers keep in contact with the Auctioneer's office.

**Attending the Auction:** It is always wise to allow sufficient time to get to the auction. The auctioneer will generally offer the lots in the order as shown in the catalogue, although they reserve the right to amend the order of sale. Legal packs for most of the properties will be available for inspection at the venue on the day of the sale. It is important prospective buyers read these and the final addendum/amendment sheet.

**Addendum:** The addendum is an important document and provides details of the amendments to the catalogue and Conditions of Sale. Prospective buyers should ensure they inspect this document as its content will form part of the sales contract. Prospective buyers should ensure that they have a copy of the catalogue and addendum prior to bidding and are deemed to have read these documents whether they have done so or not.

**Bidding:** Each property will be offered individually by the Auctioneer. Ensure that bids are clear and noticed by the Auctioneer. Bids may be refused at the Auctioneer's discretion and the auctioneers reserve the right to bid on behalf of the vendor up to the reserve. At the fall of the hammer the successful bidder will be under a binding contract to purchase the property in accordance with the general and special conditions of sale, together with the addendum and contents of the notice. At the contracts desk the successful bidder will be required to supply without delay their name and address, solicitor's details, identification and deposit. They will then be required to sign the auction memorandum.

**Bidding by Proxy or Telephone:** If prospective buyers are unable to attend the auction they are invited to contact the auctioneers to discuss special arrangements for bidding by proxy or telephone. A Non-Attending Bid or Telephone Bid form and conditions can be downloaded from the website. If bidding by telephone, the auctioneers accept no liability for poor signal or being unable to reach prospective buyers at the time required.

**The Contract:** The Memorandum of Sale will be signed in duplicate. One copy will be given to the prospective buyer, which must be given to their solicitor. The second copy will be retained by the Vendor's solicitor. Completion of the sale and payment of the purchase money is typically 28 days after the exchange of contracts unless the conditions of sale provide otherwise.

**Deposit:** When the Memorandum of Sale is signed, the buyer will be asked to pay a deposit amount of 10% of the purchase price (plus VAT where applicable) for each lot subject to a minimum amount of £5,000 unless otherwise stated by the auctioneer. Payment can be made by electronic bank transfer, bankers draft, company/personal cheque, debit or credit card. Please note cash deposits are not accepted under any circumstances. The auctioneers only accept deposit cheques on the basis that there are adequate funds in the account on which the cheque is drawn and reserve the right to take any action as appropriate against a purchaser whose cheque is not honoured on first presentation. Please note, there is a 2% interest charge if the buyer pays the deposit via credit card and a cheque handling fee of £30.00 (£25.00 +VAT). Should the cheque have to be represented, a processing charge of £60.00 (£50.00 +VAT) will be charged by deduction from the deposit. Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place.

**Administration Charge:** Purchasers will be required to pay an administration charge of £1,500 (£1,250 +VAT) (unless stated otherwise in the property description). It is strongly recommended all purchasers check the special conditions of sale as other fees may also apply to individual properties.

**Buyer's Premium:** Purchasers of some lots will be required to pay a Buyer's Premium to the auctioneer in addition to the deposit – see individual property details.

**Disbursements/Additional Fees:** Some additional fees or disbursements may become payable by the purchaser to the seller on completion. These will be detailed in the Special Conditions of Sale within the property's legal pack and may be written in words. Prospective buyers are advised to check the Special Conditions of Sale carefully.

**VAT:** Unless otherwise provided in the Special Conditions of Sale, all lots are sold exclusive of VAT.

**The Legal Aspect:** Buying at auction is a contractual commitment and prospective buyers bid on the basis that they have checked the General Conditions of Sale, that are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot. If there is a conflict between them, the Special Conditions of Sale shall prevail. The legal packs can be found online. Prospective buyers bid on the basis that they are deemed to have inspected all lots, have made all necessary enquiries and

have checked the legal documentation. Buyers are deemed to be satisfied that they fully understand their content. The auctioneers strongly suggest that buyers take legal and professional advice prior to making an offer prior to auction, bidding at the auction, or post auction. The auctioneers will make every possible endeavour to provide access to all lots prior to the sale although this cannot be guaranteed. The auctioneers will attempt to answer any queries prior to auction and in the auction room. The auctioneer will not be able to answer any questions whilst the auction is proceeding.

**Access:** Please note that purchasers will not be entitled to keys or access to properties until completion of sale. If access if required it may be arranged through the auctioneers with the express permission of the vendor and there may be a payable fee.

**Insurance:** On some properties, the seller will continue to insure through to completion and others will need to be insured by the purchaser. The auctioneers advise to all purchasers that they should consider insuring from the date of the exchange.

**Post-auction Sale:** If a potential purchaser is interested in a property that is not sold during the auction, they need to speak to the Auctioneer and make an offer at, above or below the Guide. The offer will be put forward to the Vendor and if accepted, the prospective buyer will be able to proceed with the purchase under auction rules.

**Disclaimer:** Particulars on the website and within the catalogue are believed to be correct but their accuracy is not guaranteed. The auctioneers will always endeavour to inform prospective purchasers of variations to the catalogue, when such changes are brought to their attention. The auctioneers nor their clients can be held responsible for any losses, damages, or abortive costs incurred in respect of lots that are withdrawn or sold prior to auction. Information relating to Rating matters has been obtained by verbal enquiry only. Prospective purchasers are advised to make their own enquiries of the appropriate authorities. Prospective purchasers are deemed to verify for themselves whether tenanted properties are occupied and rents are being paid. All measurements, areas and distances are approximate only. Potential buyers are advised to check them. No representation or warranty is made in respect to the structure of any properties nor in relation to their state of repair. Prospective buyers should arrange for a survey of the particular lot by a professionally qualified person. If you choose to make an offer based solely on a virtual viewing, then Auction House London does not accept any liability for errors in the information provided, including but not limited to, measurements, photography and video content.

**\*Please refer to the common auction conditions included on the website or at the back of the catalogue.**

## Proof of Identification

In order to comply with Anti-Money Laundering regulations, the auctioneers ask all prospective buyers to provide Proof of Identity and Residence. They will need to bring their passport or photographic UK driving licence and a recent utility bill, bank statement or council tax bill to the auction. If they are purchasing on behalf of a company they will need the certificate of incorporation and a letter of authority on company letterhead. The auctioneers will carry out Electronic AML checks on successful buyers and remote bidders.

**At registration for the auction you must provide 2 forms of ID, one photographic and one proof of residence that is dated within the last 3 months. The full details of Proof of Identity are set out in the back of this catalogue.**

For further details, please refer to the back of this catalogue for a detailed overview, or alternatively contact Auction House London on 020 7625 9007 or email us at [info@auctionhoucelondon.co.uk](mailto:info@auctionhoucelondon.co.uk)

# Meet the Team

A dedicated team of veterans and new blood, providing many years of property experience and auction expertise.



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CEO



**Andrew Binstock**  
Co-Founder & Auctioneer



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**Jamie Weir**  
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**Bo Nathan**  
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OUR 2025 AUCTION SCHEDULE

<div>Our figures for</div> <div>FEBRUARY</div> <div><div>Lots Offered</div><div>291</div></div> <div><div>Lots Sold</div><div>228</div></div> <div><div>Total Raised</div><div>£41M</div></div>	<div>Our figures for</div> <div>MARCH</div> <div><div>Lots Offered</div><div>222</div></div> <div><div>Lots Sold</div><div>162</div></div> <div><div>Total Raised</div><div>£30M</div></div>	<div>Our figures for</div> <div>APRIL</div> <div><div>Lots Offered</div><div>225</div></div> <div><div>Lots Sold</div><div>160</div></div> <div><div>Total Raised</div><div>£31M</div></div>	<div>Our figures for</div> <div>MAY</div> <div><div>Lots Offered</div><div>217</div></div> <div><div>Lots Sold</div><div>152</div></div> <div><div>Total Raised</div><div>£34M</div></div>
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Our next Auction Dates

2nd & 3rd JULY

6th & 7th AUGUST

10th & 11th SEPTEMBER

16th & 17th OCTOBER

12th & 13th NOVEMBER

10th & 11th DECEMBER

Our total figures for 2024 are



2,459  
Lots Offered



1,907  
Lots Sold



£328.3 million  
Total Raised

together.®

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just 0.49%\*,  
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lender legal  
fees?!\*\*



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Any property used as security, including your home, may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it.

\*Other fees and charges apply and are variable based on the loan amount. 0.49% pm is applicable for the duration of the loan. 12 months as standard. No exit fee applies. Standard construction only.  
\*\*On loans up to £500,000 for residential properties only.



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## Next auction: 6th & 7th August 2025

### We're now taking entries for this auction.

If you are thinking of selling at auction, one of  
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# Buying at Auction

**Auction  
House  
LONDON**

## I am interested in a lot...

### Want to book a viewing?

All our viewings are open, so there is no need to book an appointment.

If there are no viewings advertised on the website, please register your interest, and we will update you by email when the viewing times are available. Registering for the legal pack will notify you of any changes to the lot details, including amended or additional viewing slots.

### How do I register for the legal pack?

Auction House London offer unlimited access to legal packs for free via Auction Passport. You can register for a legal pack on our website by simply clicking on the property you are interested in and looking on the right-hand side of the screen (you will need an Auction Passport account).

Once you have registered, you will be notified when documents are uploaded. Please note that the vendors solicitors manage the legal packs.

## I am ready to bid...

### How do I register to bid?

You can bid safely from your home or office via one of our 3 remote bidding services: Telephone, Proxy or Internet. Bidder Registration is open now – sign up to our mailing list here to be notified: <https://auctionhouselondon.co.uk/join-our-mailing-list/>

### How do I watch the Auction live?

On auction day, there will be a link on our website that will take you directly to the live stream ([www.auctionhouselondon.co.uk](http://www.auctionhouselondon.co.uk)).





**Auction  
House  
LONDON**



Lots 1 - 155

**Next Page >>>**

LOT 1

**6 Seymour Road, Carshalton,  
Surrey SM5 3BJ**

\*Guide Price  
**£375,000+**

**A Vacant Three Bedroom Semi Detached House with Land to the Side. Potential for Further Development (Subject to Obtaining all Relevant Consents)**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Carshalton Park are within easy reach. Transport links are provided by Wallington rail station.

**Description**

The property comprises a three bedroom semi detached house arranged over ground and first floors.

**Accommodation**

**Ground Floor**

Two Reception Rooms  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from front, side and rear gardens.

**EPC Rating** E



LOT 2

**196 Victoria Road, Wood Green,  
London N22 7XQ**

\*Guide Price  
**£550,000+**

**A Vacant Mid Terrace House Arranged as Two Self-Contained Three Room Flats. Potential To Be Converted Back Into A Single Dwelling, As Well As Loft and Rear Extensions (Subject to Obtaining all Relevant Consents)**

**Tenure**

Freehold

**Location**

The property is situated on a residential road, close to the local shops and amenities of Muswell Hill. The open spaces of Priory Park are within easy reach. Transport links are provided by Bounds Green underground station (Piccadilly line) and Hornsey rail station.

**Description**

The property comprises a mid terrace house currently arranged as two flats over ground and first floors. The property requires a program of refurbishment.

**Accommodation**

**Ground Floor**

**Flat 1**

Three Rooms  
Kitchen  
Bathroom  
Separate WC

**First Floor**

**Flat 2**

Three Rooms  
Kitchen  
Bathroom  
Separate WC

**Exterior**

The ground floor flat benefits from a private rear garden.



LOT 3

6 Week Completion Available  
**31 Sunland Avenue, Bexleyheath,  
 Kent DA6 8LP**

\*Guide Price  
**£220,000+**

### A Vacant Two Bedroom Mid Terrace House

**Tenure**  
 Freehold

**Location**  
 The property is situated on a residential road close to local shops and amenities. The open spaces of Danson Park are within easy reach. Transport links are provided by Bexleyheath rail station.

**Description**  
 The property comprises a two bedroom mid terrace house arranged over ground and first floors.

**EPC Rating** D

**Accommodation**  
**Ground Floor**  
 Reception Room  
 Kitchen

**First Floor**  
 Two Bedrooms  
 Bathroom

**Exterior**  
 The property benefits from both front and rear gardens.



LOT 4

6 Week Completion Available  
**7 Whaley Road, Potters Bar,  
 Hertfordshire EN6 2RA**

\*Guide Price  
**£220,000+**

### A Vacant Two Bedroom Mid Terrace House

**Tenure**  
 Freehold

**Location**  
 The property is situated on a residential road close to local shops and amenities. The open spaces of Oakmere Park are within easy reach. Transport links are provided by High Barnet underground station (Northern line) and Potters Bar rail station.

**Description**  
 The property comprises a two bedroom mid terrace house arranged over ground and first floors.

**Accommodation**  
**Ground Floor**  
 Through Reception Room  
 Kitchen  
 Bathroom  
 Separate WC

**First Floor**  
 Two Bedrooms

**Exterior**  
 The property benefits from a rear garden.





LOT 5

54 Nestles Avenue, Hayes,  
Middlesex UB3 4QB

\*Guide Price  
£25,000+

**A Vacant Ground Floor Two Bedroom Garden Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 30th March 1937 (thus approximately **10 years and 9 months unexpired**).

**Description**

The property comprises a ground floor two bedroom garden flat situated within a semi detached building arranging over ground and first floors.

**Exterior**

The property benefits from a rear garden.

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Minet Country Park are within easy reach. Transport links are provided by Hayes & Harlington rail station.

**Accommodation  
Ground Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**EPC Rating D**



LOT 6

6 Week Completion Available  
73 Perrymans Farm Road, Ilford,  
Essex IG2 7LT

\*Guide Price  
£290,000+

**A Vacant Three Bedroom Mid Terrace House**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Valentines Park are within easy reach. Transport links are provided by Newbury Park underground station (Central line) and the A12.

**Description**

The property comprises a three bedroom mid terrace house arranging over ground and first floors. The property requires a program of refurbishment.

**Accommodation**

**Ground Floor**  
Through Reception Room  
Kitchen  
Bathroom  
Separate WC

**First Floor**

Three Bedrooms

**Exterior**

The property benefits from a rear garden.



LOT 7

**Land at Pallester Court, Wayside, Golders Green,  
London NW11 8QY**

**\*Guide Price  
£325,000+**



**A Plot of Land Measuring Approximately 230 sq m (2,475 sq ft). Offered With Planning Permission for the Erection of a Four Storey Building to Provide Four Self Contained Flats**

#### **Tenure**

Freehold

#### **Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Basing Hill Park are within easy reach. Transport links are provided by Brent Cross underground station (Northern line) and West Hampstead Thameslink rail station.

#### **Planning**

Barnet Borough Council granted the following planning permission (ref: 24/1542/S73) on 19th July 2024: 'Erection of a four storey building to provide 4no.self-contained flats. Associated cycle parking, amenity space and refuse and cycling storage'.

#### **Description**

The lot comprises a plot of land measuring approximately 230 sq m (2,475 sq ft).

#### **Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.





LOT 8

**1 Leigh Drive, Romford,  
Essex RM3 7YJ**

\*Guide Price  
**£270,000+**

**A Vacant Two Bedroom End of Terrace House Situated on a Plot of Land Measuring Approximately 255 sq m (2,744 sq ft)**

**Tenure**

Freehold

**Description**

The property comprises a two bedroom end of terrace house arranged over ground and first floors situated on a plot of land measuring approximately 255 sq m (2,744 sq ft). Plans have been drawn up for the erection of a three bedroom house to the side of the existing house. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Central Park are within easy reach. Transport links are provided by Romford underground (Elizabeth line), overground and rail stations.

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen

**First Floor**

Two Bedrooms  
Bathroom  
Separate WC

**Exterior**

The property benefits from side and rear gardens and a garage.



LOT 9

**56 Beverley Road, Luton,  
Bedfordshire LU4 8EU**

\*Guide Price  
**£160,000+**

**A Vacant Three Bedroom End of Terrace House**

**Tenure**

Freehold

**Description**

The property comprises a three bedroom end of terrace house arranged over ground and first floors. The property requires a program of refurbishment. Plans have been drawn up for the property to be converted into a 6 room HMO. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Kingsway Recreation Ground are within easy reach. Transport links are provided by Leagrave rail station and the M1.

**Accommodation**

**Ground Floor**

Two Reception Rooms  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**EPC Rating D**





LOT 10

86 St. Leonards Avenue, Hove,  
East Sussex BN3 4QL\*Guide Price  
**£85,000+****A Vacant Ground Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from the 24th June 1975 (thus approximately **49 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Brighton Beach are within easy reach. Transport links are provided by Portslade rail station.

**Description**

The property comprises a ground floor two bedroom flat situated within a mid terrace building arranging over ground and first floors.

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating C**

LOT 11

6 Week Completion Available  
4 Harlow Gardens, Romford,  
Essex RM5 3UL\*Guide Price  
**£200,000+****A Vacant Three Bedroom Semi Detached House****Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Bedfords Park are within easy reach. Transport links are provided by Romford underground station (Elizabeth line) and rail station.

**Description**

The property comprises a three bedroom semi detached house arranged over ground and first floors.

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.



LOT 12

**Flat 5, 3 Sloane Avenue, Chelsea,  
London SW3 3JD**

\*Guide Price  
**£475,000+**

**A Well Located Vacant Fourth Floor One Bedroom Flat**

**Location**

The property is situated in the highly sought after area of Chelsea close to local shops and amenities. The open spaces of Ranelagh Park and Hyde Park are within easy reach. Transport links are provided by Sloane Square underground station (District line) and West Brompton rail station.

**Description**

The property comprises a fourth floor one bedroom flat situated within a mid terrace building arranged over lower ground and four upper floors.

**Tenure**

Leasehold. The property is held on a 999 year lease from the 29th September 1981 (thus approximately **955 years unexpired**)

**Accommodation**

**Fourth Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom



LOT 13

**126 High Road, North Weald, Epping,  
Essex CM16 6BY**

\*Guide Price  
**£265,000+**

**A Vacant Three Bedroom End of Terrace House. Potential for Roof and Rear Extensions (Subject to Obtaining all Relevant Consents)**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Weald Common Floor Meadows are within easy reach. Transport links are provided by Epping underground station (Central line) and the M11.

**Description**

The property comprises a three bedroom end of terrace house arranged over ground and first floors. The property requires a program of refurbishment.

**Accommodation**

**Ground Floor**  
Two Reception Rooms  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom  
Separate WC

**Exterior**

The property benefits from both front & rear gardens and an external WC





LOT 14

112 Lebanon Road, Croydon,  
Surrey CR0 6US\*Guide Price  
**£125,000+****A Vacant Ground Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 120 year lease from 4th March 1981 (thus approximately **75 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Park Hill Park are within easy reach. Transport links are provided by East Croydon rail station.

**Description**

The property comprises a ground floor one bedroom flat situated within an end of terrace building arranged over ground and first floors.

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom  
Separate W.C.

**Exterior**

The property benefits from a rear garden.

**EPC Rating D**

LOT 15

37 Paxford Road, Wembley,  
Middlesex HA0 3RQ\*Guide Price  
**£365,000+****A Three Bedroom Semi Detached House****Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Northwick Park are within easy reach. Transport links are provided by South Kenton underground station (Bakerloo line) and Sudbury Hill Harrow rail station.

**Description**

The property comprises a three bedroom semi detached house arranged over ground and first floors. Potential to be converted into an HMO (subject to obtaining all relevant consents).

**Tenancy**

The occupation status is unknown. Buyers should rely on their own enquiries.

**EPC Rating D****Accommodation**

**Ground Floor**  
Two Reception Rooms  
Kitchen

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a garage, a rear garden and off street parking.





LOT 16

39 Cunningham Crescent, Bournemouth,  
Dorset BH11 8DR

\*Guide Price  
£120,000+

**A Vacant Three Bedroom Semi Detached House**

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Moore Avenue Park are within easy reach. Transport links are provided by Bournemouth rail station.

**Description**  
The property comprises a three bedroom semi detached house arranged over ground and first floors and a rear workshop.

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
**First Floor**  
Three Bedrooms  
Bathroom (Not Fitted)  
Separate WC  
**Exterior**  
The property benefits from a rear workshop, off street parking and a rear garden.  
**EPC Rating** D



LOT 17

14 Stratford Close, Dagenham,  
Essex RM10 9TT

\*Guide Price  
£190,000+

**A Vacant Three Bedroom Semi Detached House.**

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Old Dagenham Park are within easy reach. Transport links are provided by Dagenham Heathway underground station (District line) and Dagenham Dock rail station.

**Description**  
The property comprises a three bedroom semi detached house arranged over ground and first floors.

**EPC Rating** C

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
**First Floor**  
Three Bedrooms  
Bathroom  
**Exterior**  
The property benefits from off street parking and a rear garden.



# LOT 18

## Lower Ground Floor Flat, 301 Shirland Road, Maida Vale, London W9 3JL

\*Guide Price  
**£240,000+**

### A Vacant Lower Ground Floor One Bedroom Flat

#### Tenure

Leasehold. There is approximately 142 years unexpired on the lease.

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Queen's Park Gardens are within easy reach. Transport links are provided by Maida Vale underground station (Bakerloo line) and Queen's Park overground station.

**EPC Rating D**

#### Description

The property comprises a lower ground floor one bedroom flat situated within a mid terrace building arranged over lower ground, ground and two upper floors.

#### Accommodation

##### Lower Ground Floor

Reception Room with Open-Plan Kitchen  
Bedroom  
Bathroom



# LOT 19

## 283B Malden Road, Cheam, Sutton SM3 8ET

\*Guide Price  
**£140,000+**

### A First and Second Floor Three Bedroom Split Level Flat Subject to a Guaranteed Rent Agreement Producing £17,940 Per Annum

#### Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1978 (thus approximately **51 years unexpired**).

#### Description

The property comprises a first and second floor three bedroom split level flat situated within a mid terrace building arranged over ground and two upper floors.

#### Planning

A planning application has been submitted for the property to be converted into two flats. A decision for this application is pending. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the application. Buyers must rely on their own enquiries with regard to any development potential, permissions required and previous planning history in respect of this site.

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Fairlands Park are within easy reach. Transport links are provided by West Sutton rail station.

#### Accommodation

##### First Floor

Two Reception Rooms  
Kitchen

##### Second Floor

Three Bedrooms  
Bathroom

#### Tenancy

The property is subject to a guaranteed rental agreement to the council at a rent of £1,495 per calendar month.

**Current Rent Reserved £17,940 per annum**

**EPC Rating C**





LOT 20

26 Crossthwaite Avenue, Herne Hill,  
London SE5 8ET

\*Guide Price  
£180,000+

A Vacant First Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 125 year lease from the 25th November 2002 (thus approximately 102 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Green Dale Field are within easy reach. Transport links are provided by Brixton underground station (Victoria line) and East Dulwich rail station.

Description

The property comprises a first floor two bedroom flat situated within a mid terrace building arranged over ground and two upper floors.

Accommodation

First Floor  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom  
Separate WC

EPC Rating C



LOT 20A

Ground Floor Flat, 74 Aubert Park, Highbury,  
London N5 1TS

\*Guide Price  
£250,000+

A Vacant Basement and Ground Floor Studio Flat

Location

The property is situated on a mixed-use road close to local shops and amenities. The open spaces of Gillespie Park are within easy reach. Transport links are provided by Arsenal underground station (Piccadilly line) and Highbury & Islington rail station.

Description

The property comprises a basement and ground floor studio flat situated within a terraced building arranged over basement, ground and two upper floors.

Note

The basement area is demised to the property, although currently access is blocked off, this can be brought back into use (subject to obtaining all relevant consents).

Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2020 (thus approximately 994 years unexpired).

Accommodation

Basement  
Basement Area

Ground Floor

Studio Room  
Bathroom

EPC Rating C





LOT 21

**Flat B, 20 Gayford Road, Shepherd's Bush,  
London W12 9BN****\*Guide Price  
£175,000+****A Vacant First Floor One Bedroom Flat Potential for Loft  
Conversion (Subject to Obtaining all Relevant Consents)****Tenure**

Leasehold. The property will be held on a new 250 year lease.

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Saint Saviour Wendell Park are within easy reach. Transport links are provided by Goldhawk Road underground station (Circle line) and Kensington (Olympia) rail station.

**Description**

The property comprises a first floor one bedroom flat situated within a mid terrace building arranging over lower ground, raised ground and first floors.

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**EPC Rating C**

LOT 22

**Flat 4 Ruskin House, Selsdon Road, South Croydon,  
Surrey CR2 6PW****\*Guide Price  
£110,000+****A Vacant First Floor Two Bedroom Maisonette****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Lloyd Park are within easy reach. Transport links are provided by South Croydon rail station.

**Description**

The property comprises a first floor two bedroom maisonette situated in a mixed use building arranged over ground and two upper floors. The property requires a program of refurbishment.

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1980 (thus approximately **54 years unexpired**).

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**EPC Rating F**

# LOT 22A

6 Week Completion Available  
43 Crestway, Chatham,  
Kent ME5 0BB

\*Guide Price  
**£160,000+**

## A Vacant Three Bedroom Semi Detached House

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Luton Rec are within easy reach. Transport links are provided by Rochester rail station.

**Description**  
The property comprises a three bedroom semi detached house arranging over ground and first floors.

**Accommodation**  
**Ground Floor**  
Two Reception Rooms  
Kitchen

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**  
The property benefits from a driveway and a rear garden.

**EPC Rating** E



# LOT 23

8 Week Completion Available or Earlier if Required  
12 Selbourne Road, Gillingham,  
Kent ME7 1QP

\*Guide Price  
**£140,000+**

## A Vacant Two Bedroom Mid Terrace House

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Hilly Fields Community Park are within easy reach. Transport links are provided by Gillingham rail station.

**Description**  
The property comprises a two bedroom mid terrace house arranging over ground and first floors.

**Accommodation**  
**Ground Floor**  
Two Reception Rooms  
Kitchen  
WC

**First Floor**  
Two Bedrooms  
Bathroom

**Exterior**  
The property benefits from a rear garden.





LOT 24

8 Week Completion Available  
**30 Sandringham Court, Slough,  
 Buckinghamshire SL1 6JZ**

\*Guide Price  
**£360,000+**

**A Vacant Four Bedroom Mid Terrace House**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Cippenham Recreation Ground are within easy reach. Transport links are provided by Burnham rail station.

**Description**

The property comprises a four bedroom mid terrace house arranging over ground and first floors.

**Accommodation**

**Ground Floor**

Reception Room  
 Kitchen  
 WC

**First Floor**

Four Bedrooms  
 Bathroom

**Exterior**

The property benefits from both front and rear gardens.

**EPC Rating D**



LOT 25

**4 Onslow Parade, Hampden Square, Southgate,  
 London N14 5JN**

\*Guide Price  
**£275,000+**

**A Mid Terrace Building Arranged to Provide a Ground Floor  
 Shop Subject to a Lease Producing £24,000 Per Annum and a  
 First and Second Floor Flat Sold Off on a Long Lease**

**Tenure**

Freehold

**Location**

The property is situated on a busy parade close to local shops and amenities. Nearby multiples include William Hill, Domino's and Tesco Express. The open spaces of Brunswick Park are within easy reach. Transport links are provided by Southgate underground station (Piccadilly line) and New Southgate rail station.

**Description**

The property comprises a mid terrace building arranged to provide a ground floor shop and a first and second floor split level flat.

**Accommodation**

**Ground Floor**

Shop Area  
 G.I.A. Approximately 53 sq m / 570 sq ft

**First and Second Floor Flat**

Not Inspected

**Tenancy**

The ground floor shop is subject to an FRI Lease for a term of 10 years commencing 5th February 2025 at a rent of £24,000 per annum. Rent review February 2030.

The first and second floor flat will be sold off on a 215 year lease from 25th March 1981 (thus approximately **171 years unexpired**). This lease is in the process of being completed. Please refer to the legal pack for more information.





## LOT 25A | 4 Bowerman Road, Grays, Essex RM16 4ET

\*Guide Price  
**£95,000+**

### A Vacant Three Bedroom End of Terrace House. Potential for a Rear Extension (Subject to Obtaining all Relevant Consents)

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Grays Beach Riverside Park are within easy reach. Transport links are provided by Grays rail station.

#### Description

The property comprises a three bedroom end of terrace house arranged over ground and first floors. The property requires a program of refurbishment.

#### Tenure

Freehold

#### Accommodation

**Ground Floor**  
Reception Room  
Kitchen  
Bathroom

#### First Floor

Three Bedrooms

#### Exterior

The property benefits from a large rear garden and off street parking.



## LOT 26 | 101 Francis Avenue, Ilford, Essex IG1 1TT

\*Guide Price  
**£325,000+**

### A Vacant Three Bedroom Mid Terrace House

#### Tenure

Freehold

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of South Park and Ilford shopping centre are within easy reach. Transport links are provided by Seven Kings and Ilford underground stations (Elizabeth Line) and Barking rail station.

#### Description

The property comprises a three bedroom mid terrace house arranged over ground and first floors. The property requires a program of refurbishment.

#### Accommodation

**Ground Floor**  
Reception Room  
Kitchen  
Bathroom

#### First Floor

Three Bedrooms

#### Exterior

The property benefits from a rear garden.

#### EPC Rating D



LOT 27

**1 Dorset Court, 117 Halsbury Road East, Northolt,  
Middlesex UB5 4PZ****\*Guide Price  
£130,000+****A Vacant Ground Floor One Bedroom Flat****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Horsenden Hill Nature Reserve are within easy reach. Transport links are provided by Sadbury Hill underground station (Piccadilly line) and Northolt Park rail station.

**Description**

This property comprises a ground floor one bedroom flat situated within a purpose built block arranged over ground and two upper floors.

**EPC Rating E****Tenure**

Leasehold. The property is held on a 99 year lease from 24th June 2002 (thus approximately **76 years unexpired**).

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a garage.



LOT 27A

**36 Mulberry Close, Beaufort Street, Chelsea,  
London SW3 5AB****\*Guide Price  
£120,000+****A Vacant Fourth Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 25th March 1933 (thus approximately **8 years unexpired**). A section 42 notice to extend the lease has been served on the freeholder, the rights of which will be assigned to the incoming buyer. Buyers should rely on their own enquiries as to the likely costs of the lease extension.

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Ropers Gardens are within easy reach. Transport links are provided by Sloane Square underground station (Circle and District line).

**Description**

The property comprises a fourth floor one bedroom flat situated within a purpose built block arranged over ground and four upper floors.

**Accommodation**

**Fourth Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom





LOT 28

50 Bushey Grove Road, Bushey,  
Hertfordshire WD23 2JJ

\*Guide Price  
**£1,100,000+**



**A Vacant Substantial Detached Building Arranged to Provide an 8 Bedroom HMO and Three Self Contained Flats (1x Studio and 2x One Bedroom) and a Rear Single Storey Outbuilding all Situated on a Plot of Land Measuring Approximately 762 sq m.**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Bushey Manor Field are within easy reach. Transport links are provided by Bushey overground station (Lioness line) and rail station.

**Note**

The one-bedroom flat on the ground floor is currently unfinished. It is a conversion of a former utility space within the curtilage of the building. The sellers have informed us that building regulations sign-offs are up to date and will be included in the legal pack.

**Description**

The property comprises a detached building arranged internally to provide an eight bedroom HMO and three flats arranged over ground and two upper floors as well as a rear single storey outbuilding all situated on a plot of land measuring approximately 762 sq m.

**Exterior**

The property benefits from a both front and rear gardens, a rear outbuilding and off street parking.

**Joint Auctioneers**

**HAMMERED**

**Accommodation**

**Ground Floor**

One Bedroom Flat  
Studio Flat  
Three Letting Rooms (One with En-Suite Bathroom)  
Communal Reception Room  
Communal Kitchen  
Communal Bathroom  
Communal WC

**First Floor**

Five Letting Rooms (Three with En-Suite Bathrooms)  
Communal Kitchen  
Two Communal Bathrooms  
Communal WC

**Second Floor**

One Bedroom Flat



LOT **28A****Ground Floor Retail Unit at 50-52 Calverley Road, Royal Tunbridge Wells, Kent TN1 2TD****\*Guide Price  
£1,350,000+**

**A Substantial Commercial Investment Let to Bank of Scotland Plc Currently Producing £195,000 Per Annum Reducing to £115,000 Per Annum from 29th September 2025.**

**Tenure**

Long Leasehold/Virtual Freehold. The property is held on a new 999 year lease.

**Location**

The property occupies a prominent position on a pedestrianised road within a popular retail area. Nearby multiples include Card Factory, Boots Opticians, Marks & Spencer and Waterstone's. The open spaces of Calverley Grounds are within easy reach. Transport links are provided by Tunbridge Wells rail station.

**Accommodation****Lower Ground Floor**

Ancillary Space

**GIA 59 sq m (634 sq ft)**

**Ground Floor**

Retail Unit

**GIA 200 sq m (2,154 sq ft)**

**Description**

The property comprises a lower ground and ground floor double fronted retail unit measuring approximately 316 sq m (3,400 sq ft) forming part of a mid terrace building arranged over lower ground, ground and two upper floors.

**Tenancy**

The property is subject to a new lease to Bank of Scotland Plc (t/a Halifax) for a term of 3 years commencing April 2025 at a rent of £195,000 per annum until 29th September 2025. The rent will then be £115,000 for the remainder of the term.

**Note**

The seller has advised that the property has been trading as a Halifax bank for over 35 years.

**VAT**

VAT is applicable (TOGC available)



LOT 29

140 -142A Sutton Road, Southend-on-Sea,  
Essex SS2 5ER

\*Guide Price  
£130,000+

**A Mid Terrace Building Arranged to Provide a Ground Floor  
Retail Shop and First Floor Two Bedroom Flat Part Let  
Producing £11,400 Per Annum**

**Tenure**

Freehold

**Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Priory Park are within easy reach. Transport links are provided by Southend Victoria rail station.

**Description**

The property comprises a mid terrace building arranged to provide a ground floor retail shop and a first floor two bedroom flat. The property benefits from rear access.

**Note**

The property has not been inspected by Auction House London. All information has been supplied by the vendor.

**Accommodation**

Ground Floor

140-142

Retail Shop

**First Floor**

142A

Two Bedroom Flat (Not Inspected)

**Tenancy**

The flat is subject to an Assured Shorthold Tenancy at a rent of £950 per calendar month.



LOT 30

Flat 12 Gaumont House, 1 Staffordshire Street, Peckham,  
London SE15 5TS

\*Guide Price  
£175,000+

**A Third Floor One Bedroom Flat Subject to an Assured  
Shorthold Tenancy Producing £21,300 Per Annum (Reflecting a  
Gross Initial Yield of 12%)**

**Tenure**

Leasehold. The property is held on a 189 year lease from 20th May 2005 (thus approximately 169 years unexpired).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Cossall Park are within easy reach. Transport links are provided by Queens Road Peckham overground station and rail station.

**Description**

The property comprises a third floor one bedroom flat situated within a purpose built block arranging over ground and six upper floors.

**EPC Rating C**

**Accommodation**

Third Floor

Reception Room

Kitchen

Bedroom

Bathroom

**Exterior**

The property benefits from a private balcony, allocated parking and communal gardens.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 26th June 2025 at a rent of £1,775 per calendar month.





LOT 30A

13 Church Street, Wing, Leighton Buzzard,  
Bedfordshire LU7 0NY\*Guide Price  
**£190,000+****A Vacant Substantial Three Bedroom Mid Terrace House****Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Parson's Close Recreation Ground are within easy reach. Transport links are provided by Leighton Buzzard rail station.

**Description**

The property comprises a three bedroom mid terrace house arranged over ground and first floors.

EPC Rating E

**Accommodation****Ground Floor**

Four Reception Rooms  
Kitchen  
Bathroom

**First Floor**

Three Bedrooms (One with En-Suite)

Approx. G.I.A 249 sq m / 2,677 sq ft

**Exterior**

The property benefits from both front and rear gardens and a garage.

**Joint Auctioneers****HAMMERED**

LOT 31

7 Miles Road, Mitcham,  
Surrey CR4 3DA\*Guide Price  
**£140,000+****A Vacant First Floor Three Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 24th July 1974 (thus approximately **48 years unexpired**). At the buyer's request a section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of National Trust - Morden Hall Park are within easy reach. Transport links are provided by Morden underground station (Northern line) and Tooting rail station.

**Description**

The property comprises a first floor three bedroom flat situated within a mid terrace building arranged over ground and first floors. The property requires a program of refurbishment.

**Accommodation****First Floor**

Reception Room  
Kitchen  
Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a private rear garden.

EPC Rating D





LOT 32

191C Burnt Ash Hill, Lee,  
London SE12 0QF

\*Guide Price  
£350,000+

A Vacant Four Bedroom End of Terrace House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Northbrook Park are within easy reach. Transport links are provided by Lee rail station.

Description

The property comprises a four bedroom end of terrace house arranging over ground and two upper floors.

Exterior

The property benefits from a rear garden and off street parking.

Accommodation

Ground Floor

Two Bedrooms  
WC

First Floor

Reception Room  
Kitchen  
Bathroom

Second Floor

Two Bedrooms  
Separate WC



LOT 32A

12 Hermitage Court, Potters Bar,  
Hertfordshire EN6 5DX

\*Guide Price  
£110,000+

A Vacant First Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 29th September 1958 (thus approximately 32 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Parkfield Open Space are within easy reach. Transport links are provided by Potters Bar rail station and the M25.

Description

The property comprises a first floor two bedroom flat situated within an end of terrace building arranging over ground and first floors.

Accommodation

First Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

EPC Rating C



LOT 33

By Order of a Housing Association  
**Ground Floor Flat, 52 Strahan Road, Bow,  
 London E3 5DB**

\*Guide Price  
**£315,000+**

**A Vacant Ground Floor One Bedroom Flat**

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Mile End Park are within easy reach. Transport links are provided by Mile End underground station (Central line) and Cambridge Heath overground station.

**Description**

The property comprises a ground floor one bedroom flat situated within a mid terrace building arranging over ground and first floors.

**EPC Rating D**

**Tenure**

Leasehold. The property will be held on a new 125 year lease.

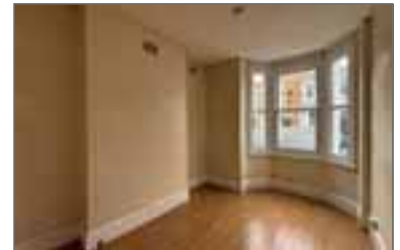
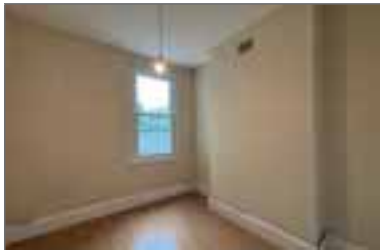
**Accommodation**

**Ground Floor**

Reception Room  
 Kitchen  
 Bedroom  
 Bathroom  
 G.I.A Approximately 43 sq m (463 sq ft)

**Exterior**

The property benefits from a private rear garden.



LOT 34

**Flat 36 Archers Court, Arisdale Avenue, South Ockendon,  
 Essex RM15 5BD**

\*Guide Price  
**£90,000+**

**A Vacant Ground Floor One Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 125 year lease from 24th June 1991 (thus approximately **91 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Bonnygate Park are within easy reach. Transport links are provided by Ockendon rail station.

**EPC Rating D**

**Description**

The property comprises a ground floor one bedroom flat situated within a purpose built block arranging over ground and two upper floors.

**Accommodation**

**Ground Floor**

Reception Room  
 Kitchen  
 Bedroom  
 Bathroom





LOT 35

Flat 2, 42 Frimley Road, Camberley,  
Surrey GU15 3BD

\*Guide Price  
£65,000+

A Vacant Ground Floor One Bedroom Flat

**Tenure**

Leasehold. The property is held on a 99 year lease from 24th June 1982 (thus approximately **56 years unexpired**). At the buyer's request a section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Barossa Nature Reserve are within easy reach. Transport links are provided by Blackwater rail station.

**Description**

The property comprises a ground floor one bedroom flat situated within a detached building arranged over ground and two upper floors.

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from off street parking.

**EPC Rating G**



LOT 35A

64 Knockhall Road, Greenhithe,  
Kent DA9 9HF

\*Guide Price  
£210,000+

A Vacant Three Bedroom End of Terrace House

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Swanscombe Heritage Park are within easy reach. Transport links are provided by Greenhithe for Bluewater rail station.

**Description**

The property comprises a three bedroom end of terrace house arranged over ground and first floors. The property requires a program of refurbishment.

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.



LOT 36

**213 Nevells Road, Letchworth Garden City,  
Hertfordshire SG6 4TZ**

\*Guide Price  
**£350,000+**

### A Vacant Three Bedroom Detached House

#### Tenure

Leasehold. The property is held on a 990 year lease with approximately 914 years unexpired. We understand from the vendor that they have served notice to purchase the freehold of the property. A copy of the notice and surveying report will be available within the legal pack advising a proposed cost of £3,500. Buyers should rely on their own enquiries.

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Norton Common are within easy reach. Transport links are provided by Letchworth Garden City rail station.

#### Description

The property comprises a three bedroom detached house arranging over ground and first floors.

#### Accommodation

##### Ground Floor

Two Reception Rooms  
Kitchen

##### First Floor

Three Bedrooms  
Bathroom

#### Exterior

The property benefits from both front and rear gardens.

#### EPC Rating F



LOT 36A

**59 Lawton Road, Alsager, Stoke-on-Trent,  
Staffordshire ST7 2DA**

\*Guide Price  
**£150,000+**

### A Vacant Three Bedroom Mid Terrace House

#### Tenure

Freehold

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Milton Park are within easy reach. Transport links are provided by Alsager rail station.

#### Description

The property comprises a three bedroom mid terrace house arranging over lower ground, ground and first floors.

#### EPC Rating D

#### Accommodation

Lower Ground Floor  
Cellar

##### Ground Floor

Two Reception Rooms  
Kitchen  
Bathroom

##### First Floor

Three Bedrooms  
Bathroom

#### Exterior

The property benefits from a rear garden and a front yard.





LOT 37

**30 Blewitts Cottages, New Road, Rainham,  
Essex RM13 8SL**

\*Guide Price  
**£225,000+**

**A Vacant Two Bedroom Mid Terrace House. Potential for a Loft Conversion (Subject to Obtaining all Relevant Consents)**

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Beam Parklands Country Park are within easy reach. Transport links are provided by Dagenham Dock rail station.

**Description**  
The property comprises a two bedroom mid terrace house arranging over ground and first floors. The property requires a program of refurbishment.

**Accommodation**  
**Ground Floor**  
Through Reception Room  
Kitchen

**First Floor**  
Two Bedrooms  
Bathroom

**Exterior**  
The property benefits from both front and rear gardens.

**EPC Rating** G



LOT 38

**4 Dunsmore, The Hoe, Watford,  
Hertfordshire WD19 5AU**

\*Guide Price  
**£130,000+**

**A Vacant First Floor Three Bedroom Flat**

**Tenure**  
Leasehold. The property is held on a 99 year lease from 24th June 1965 (thus approximately **39 years unexpired**).

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Greenfield Park Play Area are within easy reach. Transport links are provided by Carpenders Park overground station and Bushey rail station.

**Exterior**  
The property benefits from a balcony and a garage.

**Description**  
The property comprises a first floor three bedroom flat situated within a purpose built block arranging over lower ground, ground and two upper floors.

**Accommodation**  
**First Floor**  
Reception Room  
Kitchen  
Three Bedrooms  
Bathroom

**EPC Rating** D



LOT **38A****5 Grange Road, Ickleton, Saffron Walden,  
Essex CB10 1SZ****\*Guide Price  
£210,000+****A Vacant Three Bedroom Semi Detached House****Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Ickleton Park are within easy reach. Transport links are provided by Great Chesterford rail station.

**Description**

The property comprises a three bedroom semi detached house arranged over ground and first floors. The property requires a program of refurbishment.

**Accommodation****Ground Floor**

Two Reception Rooms  
Kitchen  
Bathroom  
Separate WC

**First Floor**

Three Bedrooms

**Exterior**

The property benefits from a rear garden.

**EPC Rating E**LOT **39****Flat 68 Rosehill Court, St. Helier Avenue, Morden,  
Surrey SM4 6JT****\*Guide Price  
£100,000+****A Fourth Floor Two Bedroom Flat Fully Let Producing  
£12,836.16 Per Annum****Tenure**

Leasehold. The property is held on a 125 year lease from 24th June 1986 (thus approximately **86 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Rosehill Park East are within easy reach. Transport links are provided by St Helier rail station.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,069.68 per calendar month.

**EPC Rating D****Description**

The property comprises a fourth floor two bedroom flat situated within a purpose built block arranging over ground and three upper floors.

**Accommodation****Fourth Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom





LOT 40

8 Week Completion Available  
**1 Oakfield Gardens, Newport,  
Gwent NP20 4NJ**

\*Guide Price  
**£100,000+**

**A Vacant Three Bedroom Link-Detached House with a Double Garage. Offered With Planning Permission to Either Extend and Add a Storey or Demolish and Replace With a Larger Three-Storey Dwelling.**

**Description**

The property comprises a three bedroom link-detached house arranging over the ground and first floor.

**Planning**

Newport Borough Council granted the following planning permissions: (ref: 20/0325) on 26/06/2020 'Alteration to front porch, installation of solar panels on the south west wall, raising of overall roof height, alterations to window openings, new windows and additional solar shading'. Works have commenced to remove the porch within five years of permission being granted. (ref: 22/0548) on 13/07/2022 'For the demolition of the existing dwelling and garage and replacement with a new dwelling and garage with associated landscaping works'

**EPC Rating** E

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The property is a 10 minutes walk to Newport train station with direct service to Cardiff, Bristol and London. Convenient to Newport Civic Centre, City Centre, M4.

**Accommodation**

**Ground Floor**

Kitchen with Former Utility Room  
Dining Room  
Lounge  
WC

**First Floor**

Three Double Bedrooms  
Family Bathroom

**Exterior**

The property benefits from a double garage with off street parking.



LOT 40A

**141 Bullsmoor Lane, Enfield,  
Middlesex EN3 6TH**

\*Guide Price  
**£265,000+**

**A Vacant Four Room Semi Detached Bungalow**

**Tenure**

Freehold

**Description**

The property comprises a four room semi detached bungalow arranging over the ground floor.

**Exterior**

The property benefits from a rear garden.

**Planning**

Planning has been submitted to Enfield Council for a 6m rear extension. A decision for this application is pending. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned application. Buyers must rely on their own enquiries with regard to any development potential, permissions required and previous planning history in respect of this site.

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Regional Open Space (Belmore Playing Fields) are within easy reach. Transport links are provided by Turkey Street overground station and Waltham Cross rail station.

**Accommodation**

**Ground Floor**

Kitchen/Diner  
Four Rooms  
Bathroom

**EPC Rating** E



LOT 41

**416A Alexandra Avenue, Rayners Lane, Harrow,  
Middlesex HA2 9TR****\*Guide Price  
£255,000+****A First Floor Two Bedroom Flat and a Second Floor Studio Flat  
Both Offered with Vacant Possession****Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Roxbourne Park are within easy reach. Transport links are provided by Rayners Lane underground station (Metropolitan and Piccadilly line) and Northolt Park rail station.

**Description**

The property comprises a first floor two bedroom flat and a second floor studio flat situated within a mid terrace building arranging over ground and two upper floors.

**Note**

The seller has advised the property was recently fully let for £30,000 per annum, with a gross yield of 11.76%.

**Tenure**

Leasehold. The property is held on a 125 year lease from 24th June 1988 (thus approximately 87 years unexpired).

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Second Floor**

Studio Room  
Kitchen  
Bathroom



LOT 42

**87 Hawley Road, Dartford,  
Kent DA1 1PB****\*Guide Price  
£250,000+****A Three Bedroom End of Terrace House. Offered with Vacant Possession.****Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Oakfield Park are within easy reach. Transport links are provided by A20/M25/M20 and Dartford Train Station.

**Description**

The property comprises a three bedroom end of terrace house arranging over ground and first floors.

**Accommodation**

**Ground Floor**  
Two Reception Rooms  
Kitchen  
WC

**First Floor**

Three Double Bedrooms  
Bathroom

**Exterior**

The property benefits from a front garden.

**EPC Rating E**



LOT 42A

Flat 6 Queen Annes Court, Peascod Street, Windsor,  
Berkshire SL4 1DG

\*Guide Price  
**£325,000+**

**A Vacant Grade II Listed Ground and First Floor Three Bedroom Split-Level Maisonette. The Building Dates Back to the 16th Century and is Named After Anne Boleyn Who is Believed to Have Lodged Here Whilst She Was the Secret Lover of King Henry VIII**

**Tenure**

Leasehold. The property is held on a 999 year lease from 1st January 2023 (thus approximately **997 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Alexandra Gardens within easy reach. Transport links are provided by Windsor & Eton Central rail station.

**Note**

The building dates back to the 16th century and is named after Anne Boleyn who is believed to have lodged here whilst she was the secret lover of King Henry VIII.

**Description**

The property comprises a ground and first floor three bedroom split-level maisonette situated within a Grade II Listed mid terrace building arranged over ground and two upper floors.

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
WC

**First Floor**

Three Bedrooms  
Bathroom

GIA Approximately 960 sq ft / 89 sqm

**EPC Rating D**



LOT 43

21 Russell Close, Crayford, Dartford,  
Kent DA1 4PU

\*Guide Price  
**£150,000+**

**A Vacant One Bedroom Semi Detached Bungalow. Offered with Planning Permission for a Single Storey Rear Extension to Convert the Property to a Three Bedroom Bungalow. Potential for a Loft Extension (Subject to Obtaining all Relevant Consents)**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Wilmot Park are within easy reach. Transport links are provided by Slade Green rail station.

**Planning**

Bexley Borough Council granted the following planning permission (ref: 25/00328/GPDE) on 1st April 2025: 'The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.50 metres, for which the maximum height would be 3.00 metres, and for which the height of the eaves would be 3.00 metres'.

**Description**

The property comprises a one bedroom semi detached bungalow arranged over the ground floor.

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Proposed Accommodation**

**Ground Floor**  
Reception Room with Open-Plan  
Kitchen  
Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear gardens.

**EPC Rating C**



LOT 44

By Order of a Housing Association  
**8 Pine View, Platt, Sevenoaks,  
 Kent TN15 8LA**

\*Guide Price  
**£225,000+**

**A Vacant Three Bedroom End of Terrace House. Potential for Roof and Rear Extensions (Subject to Obtaining all Relevant Consents)**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of King George's Field are within easy reach. Transport links are provided by Borough Green & Wrotham rail station and the M26.

**Description**

The property comprises a three bedroom end of terrace house arranging over ground and first floors.

**Accommodation****Ground Floor**

Reception Room  
 Kitchen  
 WC

**First Floor**

Three Bedrooms  
 Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating C**

LOT 44A

**30 Houghton Road, Darlington,  
 County Durham DL1 1ST**

\*Guide Price  
**£45,000+**

**A Substantial Vacant Three Storey Building Internally Measuring Approximately 910 sq m (9,737 sq ft) Situated on a Site Measuring Approximately 461 sq m (4,964 sq ft). Potential for Conversion or Re-Development (Subject to Obtaining all Relevant Consents)**

**Description**

The property comprises a three storey building and six car parking spaces to the rear situated on a site measuring approximately 461 sq m (4,964 sq ft). The property has suffered from fire damage. Plans have been drawn up to convert and extend the property to provide 20 flats. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

**Tenure**

Freehold

**Accommodation**

Approximate G.I.A: 9,737 Sq Ft (910 Sq M)

**Note**

The property has not been inspected by Auction House London. All information has been supplied by the vendor.





LOT 45

Flat 111 Courtenay House, 9 New Park Road, Brixton,  
London SW2 4DN

\*Guide Price  
£220,000+

A Vacant First Floor One Bedroom Flat

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Brockwell Park are within easy reach. Transport links are provided by Clapham South underground station (Northern line) and Brixton underground and rail station.

Description

The property comprises a first floor one bedroom flat situated within a purpose built block arranged over ground and seven upper floors.

Tenure

Leasehold. The property is held on a 125 year lease from 24th June 2002 (thus approximately 102 years unexpired).

Accommodation

First Floor  
Reception Room  
Kitchen  
Bedroom  
Bathroom

Exterior

The property benefits from a balcony and communal gardens.



LOT 45A

5 Week Completion Available  
27 Cockington Road, Nottingham,  
Nottinghamshire NG8 4BZ

\*Guide Price  
£80,000+

A Vacant Three Bedroom Semi Detached House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Wollaton Park are within easy reach. Transport links are provided by Beeston rail station.

Description

The property comprises a three bedroom semi detached house arranged over ground and first floors.

Accommodation

Ground Floor  
Two Reception Rooms  
Kitchen  
WC

First Floor

Three Bedrooms  
Bathroom

Exterior

The property benefits from a front garden and off street parking.

EPC Rating E



LOT 46

35 Elliston Road, Redland, Bristol,  
Avon BS6 6QQ\*Guide Price  
**£590,000+****A Mid Terrace Building Arranged to Provide Seven Flats (1 x One Bedroom, 1 x Studio, 5 x Bedsits) Part Let Producing £38,400 Per Annum****Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Grove Park are within easy reach. Transport links are provided by Redland rail station.

**Description**

The property comprises a mid terrace building arranged to provide seven flats (1 x one bedroom, 1 x studio, 5 x bedsits) arranged over lower ground, ground and two upper floors.

**Tenancy**

Six of the seven flats are subject to individual tenancies at a combined rent of £3,200 per calendar month.

**Current Rent Reserved £38,400 per annum**

**EPC Rating D**

**Accommodation****One Bedroom Flat****Lower Ground Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom  
Separate WC

**Ground Floor**

Studio Flat with Kitchen, Bathroom and Separate WC  
Bedsit with Kitchenette

**First Floor**

Two Bedsits Each with Kitchenettes  
Bathroom

**Second Floor**

Two Bedsits Each with Kitchenettes

**Exterior**

The property benefits from a rear yard.



LOT 47

37 Elliston Road, Redland, Bristol,  
Avon BS6 6QQ\*Guide Price  
**£590,000+****A Mid Terrace Building Arranged to Provide Three Flats (2 x One Bedrooms, 1 x Three Bedrooms) Fully Let Producing £32,040 Per Annum****Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Grove Park are within easy reach. Transport links are provided by Redland rail station.

**Description**

The property comprises a mid terrace building arranged to provide seven flats (2 x one bedroom, 1 x three bedrooms) arranged over lower ground, ground and two upper floors.

**Tenancy**

The three flats are subject to individual tenancies at a combined rent of £2,670 per calendar month.

**Current Rent Reserved £32,040 per annum**

**EPC Rating C**

**Accommodation****Lower Ground Floor Flat**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Ground Floor Flat**

Reception Room  
Kitchen  
Bedroom  
Bathroom  
Separate WC

**Three Bedroom Flat****First Floor**

Reception Room with Open-Plan  
Kitchen  
Bedroom  
Bathroom

**Second Floor**

Two Bedrooms

**Exterior**

The property benefits from a rear yard.





LOT 48

141/141A Kingston Road, Staines-upon-Thames,  
Middlesex TW18 1PD

\*Guide Price  
**£375,000+**

**A Freehold Mid Terrace Mixed Use Building Arranged to Provide a Vacant Ground Floor Shop, a First Floor Two Bedroom Maisonette (with Private Entrance) and Two Lock-Up Garages to the Rear**

**Location**

The property is situated on a busy parade of shops with off street parking on a main road into Staines and Ashford, close to a mix of other shops and amenities. The open spaces of Staines Park are within easy reach. Transport links are provided by Staines rail station.

**Exterior**

The property benefits from two single storey lock up garages and off street parking.

**Tenancy**

The flat is subject to an Assured Shorthold Tenancy at a rent of £1,350 per calendar month.

The shop will be offered with vacant possession.

Shop - B  
Flat - C

**Description**

The property comprises a mid terrace mixed use building arranged to provide a ground floor shop, a first floor two bedroom maisonette (with private entrance) and two lock-up garages to the rear.

**Accommodation**

**Ground Floor**

Retail Unit  
G.I.A Approximately 44 sq m (473 sq ft)

**First Floor**

Two Bedroom Flat (Not Inspected)



LOT 49

153 Brook Drive, Elephant & Castle,  
London SE11 4TG

\*Guide Price  
**£1,150,000+**

**A Vacant Four Bedroom Mid Terrace House**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Geraldine Mary Harmsworth Park are within easy reach. Transport links are provided by Elephant & Castle underground station (Bakerloo and Northern lines) and rail station.

**Description**

The property comprises a four bedroom mid terrace house arranged over ground and two upper floors.

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen

**First Floor**

Bedroom  
Dressing Room with En-Suite

**Second Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating D**



LOT 50

By Order of a Housing Association

**31 Heather Close, Layer-de-la-Haye, Colchester,  
Essex CO2 0EQ**\*Guide Price  
**£145,000+****A Vacant Two Bedroom Semi Detached Retirement Bungalow****Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of New Cut Recreation Ground are within easy reach. Transport links are provided by Colchester Town rail station and the A12.

**Description**

The property comprises a two bedroom semi detached retirement bungalow arranged over the ground floor. The property requires a program of refurbishment.

**EPC Rating C****Accommodation****Ground Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.

**Note**

To be eligible as a resident you must be aged 55 or over. Please refer to the legal pack for more information on eligibility

**On the Instructions of**

LOT 50A

**137 Stafford Road, Wallington,  
Surrey SM6 9BN**\*Guide Price  
**£290,000+****A Mid Terrace Building Arranged to Provide a Ground Floor Commercial Unit and a First and Second Floor Two Bedroom Split Level Flat. Part Let Producing £7,000 Per Annum.****Tenure**

Freehold

**Description**

The property comprises a mid terrace building arranged to provide a ground floor commercial unit and a first and second floor two bedroom split level flat. Plans have been drawn up for a rear extension to create a two bedroom flat. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

**Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Mellows Park are within easy reach. Transport links are provided by Wallington rail station.

**Accommodation****Ground Floor**

Commercial Unit

**First Floor**

Reception Room  
Kitchen  
Bathroom  
WC

**Second Floor**

Two Bedrooms  
Bathroom

**Tenancy**

The commercial unit is subject to a lease expiring in 2030 at a rent of £7,000 per annum.





LOT 51

8 Week Completion Available  
**72 Ewart Road, Honor Oak,  
London SE23 1BQ**

\*Guide Price  
**£150,000+**

**A Vacant First Floor Two Bedroom Maisonette**

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1954 (thus approximately **28 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Garthorne Road Nature Reserve are within easy reach. Transport links are provided by Forest Hill train station.

**Description**

The property comprises a first floor two bedroom maisonette situated within a semi detached building arranged over ground and first floors.

**Accommodation**

**First Floor**

Reception Room  
Two Bedrooms  
Kitchen  
Bathroom

**Exterior**

The property benefits from a private rear garden and a garage.

**EPC Rating D**



LOT 51A

**Flat 2, 15A Gabriels Hill, Maidstone,  
Kent ME15 6HR**

\*Guide Price  
**£80,000+**

**A Second Floor Two Bedroom Flat Offered with Vacant Possession**

**Tenure**

Leasehold. The property is held on a 125 year lease from 28th November 2005 (thus approximately **105 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Whatman Park are within easy reach. Transport links are provided by Maidstone East rail station.

**Description**

The property comprises a second floor two bedroom flat situated within a mid terrace building arranged over ground and three upper floors.

**Accommodation**

**Second Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**EPC Rating C**



LOT 52

**Flat 3, 15A Gabriels Hill, Maidstone,  
Kent ME15 6HR****\*Guide Price  
£90,000+****A Vacant Third Floor One Bedroom Flat****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Whatman Park are within easy reach. Transport links are provided by Maidstone East rail station.

**Description**

The property comprises a third floor one bedroom flat situated within a mid terrace building arranging over ground and three upper floors.

**EPC Rating E****Tenure**

Leasehold. The property is held on a 125 year lease from 28th November 2005 (thus approximately **105 years unexpired**).

**Accommodation****Third Floor**

Reception Room with Open-Plan Kitchen  
Bedroom (with En-Suite)  
Separate WC



LOT 53

**Flat 1, 15A Gabriels Hill, Maidstone,  
Kent ME15 6HR****\*Guide Price  
£95,000+****A Vacant First Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 28th November 2005 (thus approximately **105 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Whatman Park are within easy reach. Transport links are provided by Maidstone East rail station.

**Description**

The property comprises a first floor two bedroom flat situated within a mid terrace building arranging over ground and three upper floors.

**Accommodation****First Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**EPC Rating D**



## LOT 53A | 9 Hart Grove, Ealing, London W5 3NA

\*Guide Price  
**£1,000,000+**

### A Vacant Five Bedroom Semi Detached House

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Ealing Common are within easy reach. Transport links are provided by Ealing Common underground station (District line) and Ealing Broadway rail station.

**Description**

The property comprises a five bedroom semi detached house arranging over ground and two upper floors. The property requires a program of refurbishment.

**Accommodation****Ground Floor**

Two Reception Rooms  
Kitchen/Diner  
Bathroom

**First Floor**

Four Bedrooms  
Bathroom

**Second Floor**

Bedroom

**Exterior**

The property benefits from a garage and off street parking.

**EPC Rating D**

## LOT 54 | 39 Silchester Court, London Road, Thornton Heath, Surrey CR7 6HT

\*Guide Price  
**£125,000+**

### A First Floor Three Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £22,200 Per Annum

**Tenure**

Leasehold. The property is held on a 99 year lease from the 1st January 1976 (thus approximately 49 years unexpired).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Beddington Park are within easy reach. Transport links are provided by Thornton Heath rail station.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,850 per calendar month. There may be potential to obtain vacant possession at the buyers request.

**EPC Rating C****Description**

The property comprises a first floor three bedroom flat situated within a purpose built block arranged over ground and four upper floors.

**Accommodation****First Floor**

Reception Room  
Kitchen  
Three Bedrooms  
Bathroom  
Separate WC

**Exterior**

The property benefits from communal gardens and a balcony.



LOT 54A

**Unit 4, 16A Maple Road, Eastbourne,  
East Sussex BN23 6NY****\*Guide Price  
£525,000+****A Vacant Mid Terrace Industrial Unit. Potential for Development  
(Subject to Obtaining all Relevant Consents)****Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Sovereign Park and Eastbourne Beach are within easy reach. Transport links are provided by Eastbourne rail station.

**Description**

The property comprises a mid terrace industrial unit arranging over the ground floor.

**Accommodation**

Ground and Mezzanine Floor  
Industrial Unit

**Length - Approximately 160 sq ft****Width - Approximately 60 sq ft****Mezzanine - 1,752 sq ft****G.I.A Approximately 9,600 sq ft****Exterior**

The property benefits from allocated parking.



LOT 55

**42 Boutport Street, Barnstaple,  
Devon EX31 1SE****\*Guide Price  
£150,000+****A Ground Floor Retail Unit Let to Coral Producing £22,500 Per Annum****Tenure**

Leasehold. The property will be held on a 999 year lease.

**Location**

The property is situated in Barnstaple city centre close to local shops and amenities. The open spaces of Pilton Park are within easy reach. Transport links are provided by Barnstaple rail station.

**Description**

The property comprises a ground floor retail unit situated within a mid terrace building arranging over ground and two upper floors.

**Accommodation****Ground Floor**

Retail Unit

G.I.A Approximately 157 sq m (1,690 sq ft)

**Tenancy**

The property is let to Coral for a term of 5 years expiring in 2027 at a rent of £22,500 per annum. We understand the tenant has been occupying the property since at least 2014.





## LOT 55A | 103 Wellesley Road, Clacton on Sea, Essex C015 3PT

\*Guide Price  
**£300,000+**

**A Semi Detached Building Arranged to Provide Five Flats (1 x Two Bedrooms, 4 x One Bedroom) Part Let Producing £21,252 Per Annum Equivalent**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Burrsville Park are within easy reach. Transport links are provided by Clacton-on-Sea rail station.

**Description**

The property comprises a semi detached building arranged to provide five flats across the ground and two upper floors.

**Accommodation**

**Ground Floor**

Flats 1 & 2 (2 x One Bedroom Flats)

**First Floor**

Flat 3 - One Bedroom Flat  
Flat 4 - Two Bedroom Flat

**Second Floor**

Flat 5 - One Bedroom Flat

**Tenancy**

Flats 1, 2 and 5 are let on monthly rolling leases which have not been renewed at the below rents:  
Flat 1 - £525 per calendar month  
Flat 2 - £623 per calendar month  
Flat 5 - £623 per calendar month



## LOT 56 | By Order of a Housing Association 29 Washington Road, Haywards Heath, West Sussex RH16 3HL

\*Guide Price  
**£225,000+**

**A Vacant Two Bedroom Semi Detached Bungalow**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Barn Cottage Recreation Ground are within easy reach. Transport links are provided by Wivelsfield rail station and the A272.

**Description**

The property comprises a two bedroom semi detached bungalow arranged over the ground floor.

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom  
G.I.A Approximately 51 sq m (549 sq ft)

**Exterior**

The property benefits from both front and rear gardens.

**EPC Rating D**



LOT 56A

10 Week Completion Available

**Flat 25 Goodstone Court, 205 Headstone Drive, Harrow, Middlesex HA1 4FL**\*Guide Price  
**£170,000+****A Vacant Second Floor One Bedroom Flat****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Headstone Recreation Ground are within easy reach. Transport links are provided by North Harrow underground station (Metropolitan line) and Harrow & Wealdstone rail station.

**Description**

The property comprises a second floor one bedroom flat situated within a purpose built block arranged over ground and three upper floors.

**Tenure**

Leasehold. The property is held on a 99 year lease from 14th December 2012 (thus approximately **86 years unexpired**).

**Accommodation****Second Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from underground parking.

**EPC Rating B**

LOT 57

By Order of the Executors

**Flat 5 Berkeley Court, Neasden Lane, Neasden, London NW10 1PX**\*Guide Price  
**£45,000+****A Ground Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £14,000 Per Annum****Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1936 (thus approximately **10 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Gladstone Park are within easy reach. Transport links are provided by Neasden underground station (Jubilee line) and Wembley Stadium rail station.

**Description**

The property comprises a ground floor two bedroom flat situated within a purpose built building arranged over ground and first floors.

**Accommodation****Ground Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,166 per calendar month.





LOT 58

142 High Street, Rainham, Gillingham,  
Medway ME8 8AR

\*Guide Price  
£35,000+

**A Vacant Site (Formerly Occupied by a Two Storey Mixed Use Building) Measuring Approximately 98 sq m (1,055 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Rainham Rec are within easy reach. Transport links are provided by Rainham rail station.

**Description**

The property comprises a rectangular shaped plot of land formerly occupied by a two storey mixed use building.

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 58A

Flat C, 1 St Margarets Avenue, Tottenham,  
London N15 3DH

\*Guide Price  
£160,000+

**A Second Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £20,400 Per Annum**

**Tenure**

Leasehold. The property is held on a 125 year lease from 1st January 2007 (thus approximately 106 years unexpired).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Ducketts Common are within easy reach. Transport links are provided by Turnpike Lane underground station (Piccadilly line) and Hornsey rail station.

**Description**

The property comprises a second floor two bedroom flat situated within an end of terrace building arranging over ground and first floors.

**Accommodation**

**Second Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,700 per calendar month.

**EPC Rating C**



LOT 59

143 Franklin Way, Croydon,  
Surrey CR0 4UX\*Guide Price  
£120,000+**A Vacant First Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 1st January 1992 (thus approximately **91 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Beddington Park are within easy reach. Transport links are provided by West Croydon overground and rail stations.

**EPC Rating C****Description**

The property comprises a first floor one bedroom flat situated within a purpose built block arranged over ground and two upper floors.

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom



LOT 60

4 Poyle New Cottages, Old Bath Road, Colnbrook, Slough,  
Berkshire SL3 0NU\*Guide Price  
£220,000+**A Vacant Six Room Semi Detached House****Tenure**

Freehold

**Description**

The property comprises a six room semi detached house arranged over ground and first floors. Plans have been drawn up for the erection of an additional house to the side. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

**EPC Rating F****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Pippins Park are within easy reach. Transport links are provided by Wraybury rail station and the M4.

**Accommodation**

**Ground Floor**  
Three Rooms  
Kitchen  
Bathroom

**First Floor**  
Three Rooms

**Exterior**

The property benefits from both front and rear gardens, a garage and off street parking.





## LOT 60A | 3 Hampden Drive, Kidlington, Oxfordshire OX5 2LP

\*Guide Price  
**£185,000+**

### A Vacant Two Bedroom Detached Bungalow. Potential for a Rear Extension (Subject to Obtaining all Relevant Consents)

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Cutteslowe and Sunnymead Park are within easy reach. Transport links are provided by Islip rail station.

**Exterior**

The property benefits from both front and rear gardens, a garage and off street parking.

**Description**

The property comprises a two bedroom detached bungalow arranged over the ground floor. The property requires a program of refurbishment.

**Accommodation**

**Ground Floor**

Two Reception Rooms  
Kitchen  
Conservatory  
Two Bedrooms  
Bathroom



## LOT 61 | 180 Springfield Road, Wigan, Lancashire WN6 7RH

\*Guide Price  
**£90,000+**

### A Vacant Two Bedroom Semi Detached House. Potential for a Loft and Rear Extension (Subject to Obtaining all Relevant Consents)

**Tenure**

Long Leasehold. The property is held on a 999 year lease from 28 January 1949 (thus approximately 923 years unexpired).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Mesnes Park are within easy reach. Transport links are provided by Wigan North Western rail station.

**Description**

The property comprises a two bedroom semi detached house arranged over ground and first floors. The property requires a program of refurbishment.

**Accommodation**

**Ground Floor**

Two Reception Rooms  
Kitchen  
Utility Room

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens and a garage.



LOT 62

**Flat 3, 36 College Road, Harrow Weald, Harrow, Middlesex HA3 6EB****\*Guide Price  
£225,000+****A Vacant First Floor Two Bedroom Flat****Tenure**

Share of Freehold. The property is held on a 999 year lease from 25th December 1986 (thus approximately **961 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Harrow Weald Recreation Ground are within easy reach. Transport links are provided by Harrow & Wealdstone underground (Bakerloo line), overground and rail stations.

**Exterior**

The property benefits from off street parking.

**Description**

The property comprises a first floor two bedroom flat situated within an end of terrace building arranged over ground and first floors.

**Accommodation**

**First Floor**  
Reception Room with Open Plan Kitchen  
Two Bedrooms  
Bathroom

**EPC Rating C****Joint Auctioneers****HAMMERED**

LOT 62A

**Land Adjoining, 46 Mays Lane, Barnet, Hertfordshire EN5 2EE****\*Guide Price  
£140,000-£180,000****A Plot of Land Measuring Approximately 102 sq m (1,097 sq ft). Offered With Planning Permission to Erect a Two Storey House****Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of High Barnet Park are within easy reach. Transport links are provided by High Barnet underground station (Northern line) and New Barnet rail station.

**Planning**

Barnet Borough Council granted the following planning permission (ref: 22/3361/FUL) on 14th March 2023 : 'Erection of a part single, part two storey dwelling with basement level. Associated amenity space, refuse storage and cycle parking. Alterations to garden levels to existing house'.

**Description**

The lot comprises a plot of land measuring approximately 102 sq m (1,097 sq ft).

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.





# LOT 63

## 6 Seaton Grove, St. Helens, Merseyside WA9 5LP

\*Guide Price  
**£55,000+**

### A Three Bedroom Semi Detached House. Potential for a Rear Extension (Subject to Obtaining all Relevant Consents)

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Taylor Park are within easy reach. Transport links are provided by Thatto Heath rail station.

**Description**

The property comprises a three bedroom semi detached house arranged over ground and first floors. The property requires a program of refurbishment.

**Accommodation**

**Ground Floor**

Two Reception Rooms  
Kitchen  
Separate WC

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens and a garage.



# LOT 64

## 5 Walpole Buildings, Church Street, Rickmansworth, Hertfordshire WD3 1BU

\*Guide Price  
**£150,000+**

### A Vacant First Floor One Bedroom Flat

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Rickmansworth Park are within easy reach. Transport links are provided by Croxley underground station (Metropolitan line) and Rickmansworth rail station.

**Description**

The property comprises a first floor one bedroom flat situated within a mid terrace parade arranging over ground and two upper floors.

**Note**

The property has not been inspected by Auction House London. All information has been supplied by the vendor.

**EPC Rating D**



**Tenure**

Leasehold. The property is held on a 125 year lease from 29th September 1996 (thus approximately **96 years unexpired**).

**Accommodation**

**First Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from allocated parking.



LOT 65

51 Castle Road, Chatham,  
Kent ME4 5HQ\*Guide Price  
£150,000+**A Vacant Five Room End of Terrace House****Tenure**  
Freehold**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Gillingham Park are within easy reach. Transport links are provided by Chatham rail station.

**Description**

The property comprises a five room end of terrace house arranged over lower ground, ground and one upper floor. The property requires a program of refurbishment.

**EPC Rating** E**Accommodation**  
**Lower Ground Floor**  
Reception Room  
Kitchen  
Bathroom**Ground Floor**  
Three Rooms**First Floor**  
Two Rooms**Exterior**

The property benefits from a rear garden.



LOT 65A

By Order of Brent Council  
3 Eastward Glen, Codsall, Wolverhampton,  
West Midlands WV8 2JB\*Guide Price  
£290,000+**A Vacant Two Bedroom Detached Bungalow****Tenure**  
Freehold**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of The Wheel Recreation Park are within easy reach. Transport links are provided by Bilbrook rail station.

**Description**

The property comprises a two bedroom detached bungalow arranged over the ground floor.

**EPC Rating** D**Accommodation**  
**Ground Floor**  
Double Reception Room  
Kitchen  
Two Bedrooms  
Bathroom**Exterior**

The property benefits from a garage, a rear garden and off street parking.





LOT 66

422 Grace Way, Stevenage,  
Hertfordshire SG1 5AS

\*Guide Price  
**£185,000+**

**A Vacant Three Bedroom End of Terrace House**

**Tenure**

Leasehold. The property is held on a 99 year lease from 29 September 1964 (thus approximately **38 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Hampson Park are within easy reach. Transport links are provided by Stevenage rail station.

**Description**

The property comprises al three bedroom end of terrace house arranged over ground and first floors. The property requires a program of refurbishment.

**Accommodation**

**Ground Floor**

Two Reception Rooms  
Kitchen  
Utility Room  
Separate WC

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens and a garage.



LOT 67

32 Percy Street, Shrewsbury,  
Shropshire SY1 2QQ

\*Guide Price  
**£60,000+**

**A Vacant Two Bedroom Semi Detached House. Potential for a Loft and Rear Extension (Subject to Obtaining all Relevant Consents)**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Greenfields Recreation Ground are within easy reach. Transport links are provided by Shrewsbury rail station.

**Description**

The property comprises a two bedroom semi detached house arranged over lower ground, ground and first floors. The property requires a program of refurbishment.

**Accommodation**

**Lower Ground Floor**

Large Cellar

**Ground Floor**

Two Reception Rooms  
Kitchen/Dining Room

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.



LOT 68

**3 Battle House Mews, 1 East Barnet Road, Barnet, Hertfordshire EN4 8RR****\*Guide Price  
£140,000+****A Vacant Second Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 25th March 1987 (thus approximately **60 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Victoria Recreation Ground are within easy reach. Transport links are provided by High Barnet underground station (Northern line) and New Barnet rail station.

**Description**

The property comprises a second floor one bedroom flat situated within an end of terrace building arranging over ground and three upper floors.

**Accommodation****Second Floor**

Reception Room with Open-Plan Kitchen  
Bedroom  
Bathroom



LOT 69

**35 Byrd Road, Crawley, West Sussex RH11 8XG****\*Guide Price  
£165,000+****A Vacant Four Room End of Terrace House. Potential for a Rear Extension (Subject to Obtaining all Relevant Consents)****Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Buchan Country Park are within easy reach. Transport links are provided by Ifield rail station.

**Description**

The property comprises a four room end of terrace house arranged over ground and first floors. The property requires a program of refurbishment.

**Accommodation****Ground Floor**

Reception Room  
Dining Room  
Kitchen

**First Floor**

Four Rooms

**Exterior**

The property benefits from both front and rear gardens and off street parking.





LOT 70

10 Week Completion Available  
**2 Upper Ruxley Cottages, Maidstone Road, Sidcup,  
Kent DA14 5AP**

\*Guide Price  
**£170,000+**

**A Vacant Three Bedroom Mid Terrace House**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. There are an abundance of green open spaces surrounding the property. Transport links are provided by Swanley rail station.

**Description**

The property comprises a three bedroom mid-terrace house arranged over ground and first floors

**EPC Rating** E

**Accommodation**

**Ground Floor**

Two Reception Rooms  
Kitchen  
Bathroom

**First Floor**

Three Bedrooms

**Exterior**

The property benefits from a rear garden



LOT 70A

**37B Canadian Avenue, Catford,  
London SE6 3AU**

\*Guide Price  
**£225,000+**

**A Ground Floor Two Bedroom Flat Subject to an Assured  
Shorthold Tenancy Producing £16,044 Per Annum**

**Tenure**

Leasehold. The property is held on a 189 year lease from 25th March 1987 (thus approximately 150 years unexpired).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Mountsfield Park are within easy reach. Transport links are provided by Catford Bridge rail station.

**Description**

The property comprises a ground floor two bedroom flat situated within an end of terrace building arranged over ground and two upper floors.

**Exterior**

The property benefits from a communal garden and off street parking.

**Accommodation**

**Ground Floor**

Reception Room with Open-Plan Kitchen  
Two Bedrooms  
Bathroom

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,337 per calendar month.

**Current Rent Reserved £16,200 per annum**

**Note**

The vendor has advised that a 6-month notice has been served to the tenant in accordance with legal requirements. Please refer to the legal pack for further details

**EPC Rating** E



LOT 71

**9 Station Buildings & 1 Thomas Lane, Catford Road, Catford, London SE6 4QZ****\*Guide Price  
£550,000+****A Corner Building Arranged to Provide Two Ground Floor Retail Units, a First Floor Three Bedroom Flat and a Second Floor One Bedroom Flat Part Let Producing £25,855 Per Annum****Tenure**

Freehold

**Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Mountsfield Park are within easy reach. Transport links are provided by Catford Bridge rail station.

**Tenancy**

9 Station Buildings is subject to a lease for a term of 20 years commencing 25th April 2025 at a rent of £16,780 per annum. Rent Reviews every 5 years.

1 Thomas Lane is subject to a lease for a term of 20 years commencing February 2025 at a rent of £9,075 per annum. Rent Reviews every 5 years.

The two flats are vacant.

**Description**

The property comprises a corner building arranged to provide two ground floor retail units, a first floor three bedroom flat and a second floor one bedroom flat. The two flats have been recently refurbished

**Accommodation**

**9 Station Buildings**  
**Ground Floor**  
Shop Area

**1 Thomas Lane**  
**Ground Floor**  
Shop Area

**9A Station Buildings**  
**First Floor**  
Three Bedroom Flat

**9B Station Buildings**  
**Second Floor**  
One Bedroom Flat



LOT 72

**Flat 20 Stanford House, Princess Margaret Road, East Tilbury, Tilbury, Essex RM18 8YP****\*Guide Price  
£60,000+****A First Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £7,920 Per Annum****Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1982 (thus approximately 57 years unexpired).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Gobions Park are within easy reach. Transport links are provided by East Tilbury rail station.

**Note**

The property has not been inspected by Auction House London. All information has been supplied by the vendor.

**EPC Rating E****Description**

The property comprises a first floor one bedroom flat situated within a purpose built block arranged over ground and four upper floors.

**Accommodation**

**First Floor**  
Reception Room with Open-Plan Kitchen  
Bedroom  
Bathroom

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 6 months commencing 1st January 2023 at a rent of £660 per calendar month (Holding Over).





LOT 73

Land Adjacent to 3 Quoyne Cottages, Hockenden Lane, Swanley, Kent BR8 7QQ

\*Guide Price  
£30,000+

A Plot of Land Measuring Approximately 198 sq m (2,131 sq ft)

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Swanley Park are within easy reach. Transport links are provided by Swanley rail station.

Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.

Tenure

Freehold

Description

The lot comprises a plot of land measuring approximately 198 sq m (2,131 sq ft). Plans have been drawn up for the erection of a three bedroom house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.



LOT 74

29 Playford Square, Vincent Road, Luton, Bedfordshire LU4 9BE

\*Guide Price  
£90,000+

A Vacant Ground Floor Two Bedroom Flat

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Leagrave Park are within easy reach. Transport links are provided by Leagrave rail station.

Description

The property comprises a ground floor two bedroom flat situated in a purpose built block arranged over ground and two upper floors.

Tenure

Leasehold. The property is held on a 125 year lease from 20th May 2025 (thus approximately 125 years unexpired).

Accommodation

Ground Floor  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom



LOT 75

**20 Champion Crescent, Sydenham,  
London SE26 4HH****\*Guide Price  
£375,000+****A Vacant Mid Terrace Building Arranged to Provide Three Flats  
(2 x One Bedroom, 1 x Three Bedroom)****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Mayow Park are within easy reach. Transport links are provided by Sydenham overground station and rail station.

**Description**

The property comprises a mid terrace building arranged to provide three flats (2 x one bedroom, 1 x three bedroom) arranged over ground and two upper floors. The property requires a program of refurbishment.

**Tenure**

Freehold

**Accommodation****Ground Floor**

2 x One Bedroom Flats (Not Inspected)

**First and Second Floors**

Three Bedroom Flat (Not Inspected)

**EPC Rating**

Flat 1 - D

Flat 2 - F

Flat 3 - D



LOT 75A

**Flat 2 Clandon Court, 1 Sinclair Gardens, West  
Kensington, London W14 0AY****\*Guide Price  
£190,000+****A Vacant Ground Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a new 125 year lease.

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Shepherd's Bush Green Park are within easy reach. Transport links are provided by Shepherd's Bush overground station and rail station.

**EPC Rating D****Description**

The property comprises a ground floor one bedroom flat situated within a purpose built block arranging over ground and three upper floors.

**Accommodation****Ground Floor**

Reception Room with Open-Plan Kitchen  
Bedroom  
Bathroom





LOT 76

12 Kiln Shaw, Langdon Hills, Basildon,  
Essex SS16 6LE

\*Guide Price  
£65,000+

A First Floor Two Bedroom Split Level Flat Subject to an Assured Shorthold Tenancy Producing £15,500 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from 31st January 2000 (thus approximately 99 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Langdon Hills Recreation Ground are within easy reach. Transport links are provided by Laindon rail station.

Description

The property comprises a first floor two bedroom split level flat situated within a purpose built block arranging over ground and first floors.

Accommodation

First Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom  
Storage Room

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,291 per calendar month.

EPC Rating D



LOT 77

38A & 38B Dracaena Crescent, Hayle,  
Cornwall TR27 4EN

\*Guide Price  
£110,000+

A Vacant Detached Annexe Arranged to Provide Two Self-Contained Flats (1 x Four Bedroom, 1 x Three Bedroom)

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Hayle Recreation Ground are within easy reach. Transport links are provided by Lelant rail station.

Description

The property comprises a detached annexe arranged to provide two self contained flats (1 x four bedroom, 1 x three bedroom).

EPC Rating C

Accommodation

Flat 1 - Split Level

Lower Ground and Ground Floors  
Reception Room with Open-Plan  
Kitchen  
Three Bedrooms  
Bathroom

Flat 2 - Split Level

Ground and First Floors  
Two Reception Rooms (One with  
Open-Plan Kitchen)  
Four Bedrooms  
Bathroom

Exterior

The property benefits from off street parking.



LOT 78

**Flat 47 Nexus Court, Malvern Road, Kilburn,  
London NW6 5AT****\*Guide Price  
£250,000+****A First Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £17,400 Per Annum****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Kilburn Park are within easy reach. Transport links are provided by Queen's Park overground station (Lioness & Mildmay lines) and underground station (Bakerloo line).

**Description**

The property comprises a first floor one bedroom flat situated in a purpose built building arranged over ground and three upper floors.

**EPC Rating C****Tenure**

Leasehold. The property is held on a 125 year lease from 1st January 2007 (thus approximately **107 years unexpired**).

**Accommodation****First Floor**

Reception Room with Open-Plan Kitchen  
Bedroom  
Bathroom

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,450 per calendar month.



LOT 79

**54 Greenfield Gardens, Cricklewood,  
London NW2 1HY****\*Guide Price  
1,350,000+****A Substantial Seven Bedroom Detached House Offered with Vacant Possession****Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Golders Hill Park are within easy reach. Transport links are provided by Brent Cross underground station (Northern line) and Brondesbury overground station.

**Description**

The property comprises an impressive seven bedroom detached house arranged over ground and two upper floors.

**Exterior**

The property benefits from a balcony on the first floor, a large rear garden and separate outbuilding.

**Accommodation****Ground Floor**

Open Plan Reception Room/Kitchen  
Utility Room  
Two Bedrooms (One with a Kitchen and En-Suite)  
Bathroom

**First Floor**

Four Bedrooms (One with an En-Suite)  
Bathroom  
Kitchen

**Second Floor**

Bedroom  
Bathroom





LOT 80

By Order of a Housing Association  
29A High Street, March,  
Cambridgeshire PE15 0XA

\*Guide Price  
£120,000+

**A Vacant One Bedroom End of Terrace Bungalow**

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Benwick Play Park are within easy reach. Transport links are provided by March rail station and the A141.

**Description**  
The property comprises a one bedroom end of terrace bungalow arranging over the ground floor.

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom  
G.I.A Approximately 42 sq m (452 sq ft)  
**Exterior**  
The property benefits from an outbuilding and rear garden.  
**EPC Rating D**



LOT 80A

36 Almeys Lane, Earl Shilton, Leicester,  
Leicestershire LE9 7AJ

\*Guide Price  
£90,000+

**An End of Terrace Building Arranged to Provide 2 x One Bedroom Flats Fully Let Producing £7,800 Per Annum**

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Queen Elizabeth II Hall Field are within easy reach. Transport links are provided by Hinckley rail station.

**Description**  
The property comprises a end of terrace building arranged to provide 2 x one bedroom flats.

**Tenancy**  
The flats are subject to individual tenancies at a combined rent of £7,800 per annum.

**Note**  
The property has not been inspected by Auction House London. All information has been supplied by the vendor.

**Accommodation**  
**Ground Floor Flat**  
Reception Room  
Kitchen  
Bedroom  
Bathroom  
**First Floor Flat**  
Reception Room  
Kitchen  
Bedroom  
Bathroom  
**Exterior**  
The property benefits from a rear garden and off street parking.  
**EPC Rating E**



LOT 81

**Flat 3, 1B Montrell Road, Lambeth,  
London SW2 4QD**

\*Guide Price  
**£130,000+**

### A Vacant First Floor One Bedroom Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 29th September 2013 (thus approximately **113 years unexpired**).

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Brockwell Park and Tooting Bec Common are within easy reach. Transport links are provided by Clapham Common underground station (Northern line) and Streatham Hill rail station.

#### Description

The property comprises a first floor one bedroom flat situated within an end of terrace house arranging over ground and two upper floors.

#### Accommodation

##### First Floor

Reception Room with Open-Plan Kitchen  
Bedroom  
Bathroom

#### EPC Rating C



LOT 82

**21 Goirle Avenue, Canvey Island,  
Essex SS8 8AW**

\*Guide Price  
**£185,000+**

### A Two Bedroom Detached Bungalow Subject to an Assured Shorthold Tenancy Producing £10,200 Per Annum

#### Tenure

Freehold

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Canvey Heights Country Park are within easy reach. Transport links are provided by Benfleet rail station.

#### Description

The property comprises a two bedroom detached bungalow arranged over the ground floor.

#### Note

The property has not been inspected by Auction House London. All information has been supplied by the vendor.

#### Accommodation

##### Ground Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from a rear garden and off street parking.

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £850 per calendar month.





LOT 83

12, 14 & 16 Tennyson Road, Mablethorpe, Lincolnshire LN12 1HE

\*Guide Price  
£65,000+

A Mixed Use Commercial and Residential Freehold Investment Arranged to Provide Three Ground Floor Shops and Two Flats Above (Both Sold Off) Producing £10,380 Per Annum

Tenure

Freehold

Description

An end of terrace building comprising three ground floor shops and two first floor flats arranged over ground and first floor levels.

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Queen's Park and Mablethorpe Beach are within easy reach. Transport links are provided by the A16 to the west.

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
12 Tennyson Road	Ground	Shop Area (G.I.A. Approximately 19 sq m)	5 year lease from July 2022. Tenant did not break their break clause in 2024.	£2,880 Per Annum
14 Tennyson Road	Ground	Shop Area (G.I.A. Approximately 33 sq m)	5 year lease from June 2022. Tenant did not break their break clause in 2024.	£4,320 Per Annum
16 Tennyson Road	Ground	Shop Area (G.I.A. Approximately 16 sq m)	5 year lease from July 2022. Tenant did not break their break clause in 2024.	£2,880 Per Annum
Flat 14A	First	Not Inspected	125 year lease from January 2020	£150 Per Annum
Flat 16A	First	Not Inspected	125 year lease from January 2022	£150 Per Annum



LOT 84

14 Page Heath Villas, Bromley, Kent BR1 2QN

\*Guide Price  
£540,000+

A Five Room Mid Terrace HMO Fully Let Producing £54,540 Per Annum

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Havelock Recreation Ground are within easy reach. Transport links are provided by Bickley rail station.

Description

The property comprises a five room mid terrace HMO arranging over lower ground, ground and two upper floors.

Tenancy

The property is subject to individual tenancies at a combined rent of £54,540 per annum.

EPC Rating C

Accommodation

Lower Ground Floor

Communal Kitchen and Dining Area  
Letting Room (with En-Suite)

Ground Floor

Two Letting Rooms (Both with En-Suites)

First Floor

Letting Room (with En-Suite)

First and Second Floor

Studio Room (with En-Suite)  
Kitchen

Exterior

The property benefits from a rear garden.



LOT 85

By Order of the LPA Receivers

**Flat 4 Summit Court, 43-53 Shoot Up Hill, Cricklewood,  
London NW2 3PY**\*Guide Price  
**£300,000+****A Ground and First Floor Three Bedroom Split Level Flat  
Subject to an Assured Shorthold Tenancy Producing £22,976.64  
Per Annum****Tenure**

Leasehold. The property is held on a 125 year lease from 4th June 1990 (thus approximately **90 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Gladstone Park are within easy reach. Transport links are provided by Kilburn underground station (Jubilee line) and West Hampstead Thameslink rail station.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,914.72 per calendar month. The receivers have not been provided any evidence as such and no rent has been collected. Please refer to the legal pack for further information.

**Description**

The property comprises a ground and first floor three bedroom split level flat situated within a purpose built block arranging over ground and three upper floors.

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from access to garden area.

**Note**

The property has not been inspected by Auction House London. All information has been supplied by the vendor.

**EPC Rating C**

LOT 86

**Heatherland, Common Road, Shelfanger, Diss,  
Suffolk IP22 2DP**\*Guide Price  
**£250,000+****A Vacant Part Grade II Listed Three Bedroom Detached House  
Situated on a Large Plot of Land Measuring Approximately 0.31  
Acres (1,244 sq m/13,390 sq ft) Incorporating a Separate Barn.  
Potential for Side and Rear Extensions as well as Further  
Redevelopment of the Plot (Subject to Obtaining all Relevant  
Consents)****Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Diss Park are within easy reach. Transport links are provided by Diss rail station.

**Description**

The property comprises a three bedroom detached house, the front of which is Grade II Listed, arranged over ground and first floors. The property requires a program of refurbishment.

**EPC Rating F****Accommodation**

**Ground Floor**  
Large Entrance Hall  
Reception Room  
Kitchen  
Utility Room  
Office  
Bedroom  
Bathroom

**First Floor**

Two Bedrooms

**Exterior**

The property benefits from substantial gardens to the front and rear including a separate barn. There is a side access path and off street parking.

**Note**

Please note the barn to the rear is not Grade II Listed and has potential for development (subject to obtaining all relevant consents)





LOT 87

By Order of a Housing Association  
**New Field Lodge, Kingfield Road, Coventry,  
West Midlands CV1 4DW**

\*Guide Price  
**£90,000+**

**A Vacant Two Bedroom Detached Bungalow**

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Cash's Park are within easy reach. Transport links are provided by Coventry rail station.

**Description**  
The property comprises a two bedroom detached bungalow arranging over the ground floor.

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom  
Wet Room  
Study Room  
**Exterior**  
The property benefits from both front, side and rear gardens.  
**EPC Rating E**



LOT 88

**35 Crisp Road, Henley-on-Thames,  
Oxfordshire RG9 2EN**

\*Guide Price  
**£220,000+**

**A Vacant Three Bedroom End of Terrace House with Land to the Side.**

**Tenure**  
Freehold

**Description**  
The property comprises a three bedroom end of terrace house situated on a large plot. We understand the property suffers from structural issues. Plans have been drawn up for a side and rear extension and for the property to be converted into a 10 bed HMO. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Badgemore Park are within easy reach. Transport links are provided by Henley-on-Thames rail station.  
**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
Utility Room  
**First Floor**  
Three Bedrooms  
Bathroom  
**Exterior**  
The property benefits from a rear garden and off street parking.  
**EPC Rating C**



LOT 89

By Order of the LPA Receivers  
**48 High Street, Kington,  
 Herefordshire HR5 3BJ**

\*Guide Price  
**£120,000+**

**A Vacant Mid Terrace Mixed Use Building Arranged to Provide a Lower Ground and Ground Floor Retail Unit and a First and Second Floor Four Bedroom Split Level Flat**

**Tenure**  
 Freehold

**Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Kington Recreation Ground are within easy reach. Transport links are provided by Leominster rail station and the A44.

**Description**

The property comprises a mid terrace mixed use building arranged to provide a lower ground and ground floor retail unit and a first and second floor four bedroom split level flat. The property requires a program of refurbishment.

**Exterior**

The property benefits from a rear garden.

**EPC Rating** D

**Accommodation**  
 Lower Ground Floor  
 Two Storage Rooms

**Ground Floor**  
 Retail Unit  
 Bathroom

**First Floor**  
 Reception Room  
 Kitchen  
 Dining Room  
 Bedroom

**Second Floor**  
 Three Bedrooms  
 Bathroom



LOT 90

**31C Falcon Crescent, Enfield,  
 Middlesex EN3 4LT**

\*Guide Price  
**£100,000+**

**A Vacant Detached Single Storey One Bedroom Unit**

**Tenure**  
 Freehold

**Location**

The property is situated on a residential road in Enfield close to local shops and amenities. The open spaces of Charlton Road Park are within easy reach. Transport links are provided by Ponders End rail station.

**Description**

The property comprises a detached single storey one bedroom unit.

**Accommodation**  
**Ground Floor**  
 Reception Room with Open Plan  
 Kitchen  
 Bedroom  
 Shower Room with WC & wash  
 basin

**Exterior**

The property benefits from a front hardstanding area and a private rear garden.





LOT 91

Garages G335-G340 at Dexters Square, Cricketers Way, Andover, Hampshire SP10 5DY

\*Guide Price  
£20,000-£40,000

**A Block of Six Single Storey Lock Up Garages Situated on a Site Measuring Approximately 1,582 sq ft. Potential for Development (Subject to Obtaining all Relevant Consents)**

**Tenure**  
Freehold

**Description**  
The property comprises a block of six single storey lock up garages situated on a site measuring approximately 1,582 sq ft.

**Location**  
This garages are situated on a residential road close to local shops and amenities. The open spaces of Roman way Park are within easy reach. Transport links are provided by Andover rail station.



LOT 92

Garages G34-51 on Hanover Close, Andover, Hampshire SP10 3PR

\*Guide Price  
£60,000-£110,000

**A Block of Eighteen Single Storey Lock Up Garages Situated on a Site Measuring Approximately 3,800 sq ft. Potential for Development (Subject to Obtaining all Relevant Consents)**

**Tenure**  
Freehold

**Description**  
The property comprises a block of eighteen single storey lock up garages situated on a site measuring approximately 3,800 sq ft.

**Location**  
The garages are situated on a residential road close to local shops and amenities. The open spaces of Rooksbury Mill Local Nature Reserve are within easy reach. Transport links are provided by Andover rail station.



LOT 93

By Order of the Executors  
**431 Brockley Road, Lewisham,  
 London SE4 2PJ**

\*Guide Price  
**£450,000+**

### A Vacant Three Bedroom End of Terrace House

**Tenure**  
 Freehold

**Location**  
 The property is situated on a residential road close to local shops and amenities. The open spaces of Blythe Hill Fields are within easy reach. Transport links are provided by Honor Oak Park overground station (Windrush line) and Nunhead rail station.

**Description**  
 The property comprises a three bedroom end of terrace house arranged over ground and first floors. The property requires a program of refurbishment.

**Accommodation**  
**Ground Floor**  
 Two Reception Rooms  
 Kitchen

**First Floor**  
 Three Bedrooms  
 Bathroom  
 Separate WC

**Exterior**  
 The property benefits from both front and rear gardens.

**EPC Rating** C



LOT 94

**Flat 19 Sandacres, 3 Banks Road, Poole,  
 Dorset BH13 7PW**

\*Guide Price  
**£225,000+**

### A Vacant Third Floor Two Bedroom Flat with Sea Views

**Tenure**  
 Leasehold. The property is held on a 99 year lease from 29th September 1972 (thus approximately **46 years unexpired**).

**Location**  
 The property is situated opposite Poole Harbour, close to local shops and amenities. The open spaces of Sandbanks Beach are within easy reach. Transport links are provided by Parkstone rail station.

**Exterior**  
 The property benefits from an allocated parking space.

**Description**  
 The property comprises a third floor two bedroom flat situated within a mixed use building arranged over ground and five upper floors. The property benefits from sea views and a lift.

**Accommodation**  
**Third Floor**  
 Reception Room  
 Kitchen  
 Two Bedrooms  
 Bathroom





LOT 95

**160 Barton Hill Drive, Minster on Sea, Sheerness,  
Kent ME12 3LZ**

\*Guide Price  
**£115,000+**

**A Two Bedroom Semi Detached House Subject to an Assured  
Shorthold Tenancy Producing £10,380 Per Annum**

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Thistle Hill are within easy reach. Transport links are provided by Queenborough rail station.

**Description**

The property comprises a two bedroom semi detached house arranged over ground and first floors.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 6 months commencing 1st August 2024 at a rent of £865 per calendar month (Holding Over).

**Tenure**

Freehold

**Accommodation**

**Ground Floor**

Two Reception Rooms  
Kitchen

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden and off street parking.

**EPC Rating D**



LOT 96

**243 The Water Gardens, Paddington,  
London W2 2DG**

\*Guide Price  
**£495,000+**

**A Well Located Vacant Fourteenth Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1986 (thus approximately 60 years unexpired).

**Location**

The property is in the highly sought after area of Paddington, close to local shops and amenities. The open spaces of Hyde Park are within easy reach. Transport links are provided by Edgware Road underground station (Bakerloo line) and Marylebone rail station.

**EPC Rating C**

**Description**

The property comprises a well located fourteenth floor two bedroom flat situated within a purpose built block arranged over ground and fifteen upper floors.

**Accommodation**

**Fourteenth Floor**

Reception Room/Dining Room  
Kitchen  
Two Bedrooms  
Two Bathrooms

**Exterior**

The property benefits from a private balcony and onsite porter.



LOT 97

**56 Bravey House, 5 Samara Drive, Southall,  
Middlesex UB1 1FN****\*Guide Price  
£325,000+****A Fifth Floor Two Bedroom Flat****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Minet Country Park are within easy reach. Transport links are provided by Southall rail station and the M4.

**Description**

The property comprises a fifth floor two bedroom flat situated within a purpose built block arranging over ground and five upper floors.

**Exterior**

The property benefits from a private balcony

**EPC Rating B****Tenure**

Leasehold. The property is held on a 250 year lease from 1st January 2017 (thus approximately **241 years unexpired**).

**Accommodation**

**Fifth Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**On the Instructions of**

LOT 98

**Flat 11 Verdant Court, Verdant Lane, Lee,  
London SE6 1LE****\*Guide Price  
£130,000+****A Vacant Second Floor Two Bedroom Flat****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Mountsfield Park are within easy reach. Transport links are provided by Lee rail station.

**Description**

The property comprises a second floor two bedroom flat situated within a corner building arranging over ground and three upper floors.

**Tenure**

Leasehold. The property is held on a 99 year lease from 29th September 1974 (thus approximately **48 years unexpired**).

**Accommodation**

**Second Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom





LOT 99

Flat 21 Carmel Court, 14 Holland Road, Manchester, Lancashire M8 4NP

\*Guide Price  
£35,000-£65,000

A First Floor Flat Subject to an Assured Shorthold Tenancy Producing £9,000 Per Annum

Tenure

Leasehold. The property is held on a 250 year lease from 1st January 2015 (thus approximately 240 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Herristone Park are within easy reach. Transport links are provided by Salford Central rail station.

Description

The property comprises a first floor one bedroom flat situated within a purpose built block arranged over ground and three upper floors.

Note

The property has not been inspected by Auction House London. All information has been supplied by the vendor.

Accommodation

First Floor

Reception Room  
Kitchen  
Bedroom  
Bathroom

Exterior

The property benefits from communal gardens.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £750 per calendar month.

EPC Rating C



LOT 100

Flat 10 Foley Hall, 58-60 London Road, Reading, Berkshire RG1 5AS

\*Guide Price  
£60,000+

A Second Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £10,164 Per Annum

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Thames Valley Park are within easy reach. Transport links are provided by Reading underground station (Elizabeth line) and rail station.

Description

The property comprises a second floor studio flat situated within a purpose built building arranged over ground and two upper floors.

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £10,164 per annum.

Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2008 (thus approximately 107 years unexpired).

Accommodation

Second Floor

Studio Room with Kitchenette  
Bathroom

Note

The property has not been inspected by Auction House London. All information has been supplied by the vendor.

EPC Rating D



LOT 101

**29 Watson Place, Croydon,  
Surrey SE25 5EX**\*Guide Price  
**£100,000+****A Large Ground Floor Studio Flat (710 sq ft)****Tenure**

Leasehold. The property is held on a 125 year lease from 24th December 2012 (thus approximately 112 years unexpired).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of South Norwood Recreation Ground are within easy reach. Transport links are provided by Selhurst rail station.

**Description**

The property comprises a ground floor studio flat situated within a purpose built building arranged over ground and three upper floors.

**Exterior**

The property benefits from communal gardens and an allocated parking space.

**Accommodation**

**Ground Floor**  
Studio Room  
Kitchen  
Shower Room

GIA 66 sq m (710 sq ft)

**Note**

We have been advised that the property is occupied by a tenant. No rent is being received by the seller. Buyers should refer to the legal pack for more information. Auction House London have not inspected the property. All information has been provided by the sellers. The images in the auction particulars were taken after refurbishment and immediately prior to the current tenant moving in in 2021.



LOT 102

**6 Week Completion Available  
18 Whinfield Avenue, Fleetwood,  
Lancashire FY7 7NE**\*Guide Price  
**£55,000+****A Vacant Three Bedroom Mid Terrace House****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Fleetwood Marsh Nature Reserve are within easy reach. Transport links are provided by the M6 to the east.

**Description**

The property comprises a three bedroom mid terrace house arranged over ground and first floors. The property requires a program of refurbishment.

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Two Reception Rooms  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating C**



## LOT 103 | Building to the Rear of 114 Greyhound Lane, Lambeth, London SW16 5RN

\*Guide Price  
**£100,000+**

### A Vacant Two Room Mid Terrace Building

**Tenure**  
Freehold

**Location**  
The property is situated in a private cul-de-sac along side residential mews houses and commercial mews buildings and close to local shops and amenities. The open spaces of Streatham Common are within easy reach. Transport links are provided by Tooting Broadway underground station (Northern line) and Streatham rail station.

**Description**  
The property comprises a two room mid terrace building arranged over ground and first floors. The property has been recently refurbished.

**Accommodation**  
Ground Floor  
Room

**First Floor**  
Room

**Note**  
The rear garden and any building structures situated within the garden are not demised within title plan however the garden has been used for many years and the only access to the garden is via the property. Buyers must rely on their own enquiries.



## LOT 104 | 14 Washpool, Swindon, Wiltshire SN5 3PN

\*Guide Price  
**£110,000+**

### A Vacant Six Room Mid Terrace House

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Shaw Forest Park are within easy reach. Transport links are provided by Swindon rail station.

**Description**  
The property comprises a six room mid terrace house arranged over ground and two upper floors.

**EPC Rating** E

**Accommodation**  
Ground Floor  
Two Reception Rooms  
Kitchen

**First Floor**  
Two Bedrooms  
Bathroom

**Second Floor**  
Bedroom  
Room

**Exterior**  
The property benefits from a rear garden.



LOT 105

**36 Flagstaff Court, Canterbury,  
Kent CT1 3HA****\*Guide Price  
£110,000+****A Vacant Fourth Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 1st January 2026 (thus approximately **105 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Toddler's Cove Playground are within easy reach. Transport links are provided by Canterbury East rail station.

**Description**

The property comprises a fourth floor two bedroom flat situated within a purpose built block arranging over ground and four upper floors.

**Accommodation****Fourth Floor**

Reception Room with Open-Plan Kitchen  
Two Bedrooms (One with En-Suite)  
Bathroom

**Exterior**

The property benefits from a private balcony and off street parking.

**Note**

The property has not been inspected by Auction House London. All information has been supplied by the vendor.

**EPC Rating C**

LOT 106

**Flat 1 13 High Street, Carshalton,  
Sutton SM5 3AP****\*Guide Price  
£70,000+****A Vacant Lower Ground Floor One Bedroom Flat****Location**

The property is situated on Carshalton High Street close to local shops and amenities. The open space of The Grove are within easy reach. Transport links are provided by Carshalton rail station.

**Description**

The property comprises a lower ground floor one bedroom flat situated within a mid terrace building arranged over lower ground, ground and three upper floors. The property requires a program of refurbishment.

**Tenure**

Leasehold. The property is held on a 999 year lease with approximately **997 years unexpired**.

**Accommodation****Lower Ground Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom





LOT 107

By Order of the LPA Receivers  
23 Yeading Gardens, Hayes,  
Middlesex UB4 0DL

\*Guide Price  
£320,000+

**A Four Bedroom Semi Detached Bungalow Fully Let Producing £38,400 Per Annum**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Belmore Playing Fields are within easy reach. Transport links are provided by Southall underground station (Elizabeth line) and rail station.

**Description**

The property comprises a four bedroom semi detached bungalow arranged over the ground floor.

**Accommodation**

**Ground Floor**

Kitchen  
Four Bedrooms  
Two Bathrooms  
Two Separate WC's

**Tenancy**

The property is subject to four individual tenancies at a combined rent of £3,200 per calendar month. The receivers are not collecting any rent. Please refer to the legal pack for further information.



LOT 108

74 High Street, Clacton-on-Sea,  
Essex C015 6PW

\*Guide Price  
£100,000+

**A Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit, A Rear Studio Flat and a Rear Outbuilding Fully Let Producing £15,000 Per Annum, There is also a First Floor Flat Sold Off on a Long Lease at a Ground Rent of £150 Per Annum.**

**Tenure**

Freehold

**Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Jaywick Sands Beach are within easy reach. Transport links are provided by Clacton-on-Sea rail station.

**Tenancy**

The retail unit, studio flat and outbuilding are subject to an IRI lease for a term of 5 years commencing 13th September 2024 at a rent of £15,000 per annum to a tenant trading as Tings n Wings (operating from 3 locations). Deposit held £3,750.

The first floor flat is sold off on a 999 year lease at a ground rent of £150 per annum.

**EPC Rating B**

**Description**

The property comprises a mid terrace building arranged to provide a ground floor retail unit, a first floor flat, a rear studio flat and a rear outbuilding.

**Accommodation**

**Ground Floor Retail Unit**

Shop Area  
Kitchen  
Staff WC

**First Floor Flat**

Not Inspected

**Rear Flat**

**Ground Floor**

Studio Room with Kitchen  
Bathroom

**Exterior**

The property benefits from a rear outbuilding with independent access to the studio flat and the rear of the commercial premises.



# LOT 109

## Flat 10, 46 London Road, Blackwater, Camberley, Surrey GU17 0AA

\*Guide Price  
**£128,000+**

### A Third Floor Two Bedroom Flat Subject to a Periodic Tenancy Producing £13,800 Per Annum

#### Tenure

Leasehold. The property is held on a 124 year lease from 6th November 2015 (thus approximately **114 years unexpired**).

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Hawley Farm Country Park are within easy reach. Transport links are provided by Blackwater rail station.

#### Tenancy

The property is subject to a Periodic Tenancy at a rent of £13,800 per annum.

**EPC Rating E**

#### Description

The property comprises a third floor two bedroom flat situated within a block arranging over ground and three upper floors.

#### Accommodation

**Third Floor**  
Reception Room with Open-Plan Kitchen  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from a parking space.



# LOT 110

## Flat 403 Jubilee Heights, 1 Shoot Up Hill, Kilburn, London NW2 3UQ

\*Guide Price  
**£250,000+**

### A Fourth Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £24,000 Per Annum

#### Tenure

Leasehold. The property is held on a 999 year lease from 29th September 1997 (thus approximately **972 years unexpired**).

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Maygrove Peace Park are within easy reach. Transport links are provided by Kilburn underground station (Jubilee line), West Hampstead Thameslink rail station and Bondesbury overground station which is a 6 minute walk away.

#### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 24 months commencing 5th August 2023 at a rent of £2,000 per calendar month.

#### Description

The property comprises a fourth floor two bedroom flat situated within a purpose built block arranged over ground and seven upper floors. The property benefits from a 24 hour concierge, lift access, a swimming pool and a gym.

#### Accommodation

**Fourth Floor**  
Reception room  
Kitchen  
Two Bedrooms (One with En-Suite)  
Bathroom

**EPC Rating B**





# LOT 110A

## 22 St. Nicholas Apartments 140B Fosse Road North, Leicester, Leicestershire LE3 5ER

\*Guide Price  
**£85,000+**

### A Vacant Second Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2004 (thus approximately **103 years unexpired**).

#### Location

The property is situated on a residential road close to Schools, City Centre, Motorway links, Hospitals and Supermarkets. The open spaces of Fosse Recreation Ground are within easy reach. Transport links are provided by Leicester rail station.

#### Description

The property comprises a second floor two bedroom flat situated within a purpose built block arranged over ground and four upper floors.

**EPC Rating D**

#### Accommodation

##### Second Floor

Reception Room  
Kitchen  
Two Double Bedrooms  
Bathroom

#### Exterior

The property benefits from a balcony and parking to the rear.



# LOT 111

## Flat 10A Peters Court, Porchester Road, Paddington, London W2 5DR

\*Guide Price  
**£190,000+**

### A Well Located Third Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £16,200 Per Annum

#### Tenure

Leasehold. The property is held on a 99 year lease from the 25th December 1971 (thus approximately **45 years unexpired**).

#### Location

The property is situated in the highly sought after area of Paddington close to local shops and amenities. The open spaces of Hyde Park are within easy reach. Transport links are provided by Royal Oak underground station (Hammersmith & City line) and Marylebone rail station.

**EPC Rating C**

#### Description

The property comprises a third floor studio flat situated within a purpose built block arranged over ground and seven upper floors.

#### Accommodation

##### Third Floor

Studio Room  
Kitchen  
Bathroom

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,350 per calendar month.



LOT 112

**Flat 540 Park West, Edgware Road, Paddington, London W2 2RA**\*Guide Price  
**£190,000+****A Well Located Vacant Fourth Floor Studio Flat****Location**

The property is situated in the highly sought after area of Paddington close to local shops and amenities. The open spaces of Hyde Park are within easy reach. Transport links are provided by Marble Arch underground station (Central line).

**Description**

The property comprises a fourth floor studio flat situated within a purpose built block arranged over ground and nine upper floors.

**Tenure**

Leasehold. The property is held on a 200 year lease from 24th June 1985 (thus approximately **160 years unexpired**).

**Accommodation**

**Fourth Floor**  
Studio Room  
Kitchen  
Bathroom



LOT 113

**Flat 803 The Vista Building, 30 Calderwood Street, Woolwich, London SE18 6JH**\*Guide Price  
**£120,000+****A Vacant Eighth Floor One Bedroom Flat****Location**

The property is located in Woolwich, South East London, near local shops, amenities, and the open spaces of Barrack Field. Transport links include Woolwich DLR and Woolwich Arsenal rail station, just 0.2 miles away, offering access to the Elizabeth line (25 minutes to Tottenham Court Road and Bond Street & London Heathrow in 60 minutes).

**Description**

The property comprises a eighth floor one bedroom flat situated within a purpose built block arranged over ground and ten upper floors.

**Tenure**

Leasehold. The property is held on a 150 year lease from 1st January 2004 (thus approximately **128 years unexpired**).

**Accommodation**

**Eighth Floor**  
Reception Room with Open-Plan Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from allocated parking.

**EPC Rating C**



LOT 114

By Order of the Executors  
15 Gowrie Road, Battersea,  
London SW11 5NN

\*Guide Price  
£250,000+

### A Vacant First Floor One Bedroom Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 5th October 1992 (thus approximately 92 years unexpired).

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Clapham Common are within easy reach. Transport links are provided by Clapham Common underground station (Northern line) and Clapham Junction overground station.

EPC Rating C

#### Description

The property comprises a first floor one bedroom flat situated within a purpose built block arranged over ground and two upper floors. The property requires a program of refurbishment.

#### Accommodation

##### First Floor

Reception Room  
Kitchen  
Bedroom  
Bathroom



LOT 115

29 Birley Street, Blackpool,  
Lancashire FY1 1EG

\*Guide Price  
£45,000+

### A Ground Floor Retail Unit. Offered with Vacant Possession

#### Tenure

Leasehold. The property is held on a new 999 year lease.

#### Description

The property comprises a ground floor retail unit situated within a mid terrace building arranging over ground and first floors.

#### Note

The property has not been inspected by Auction House London. All information has been supplied by the vendor.

#### Location

The property is situated on a busy pedestrianised parade. Nearby multiples include Barclays, TUI and Card Factory. Transport links are provided by Blackpool North rail station.

#### Accommodation

##### Ground Floor

Retail Area  
WC  
Room



LOT 116

**2A Addiscombe Road, Watford,  
Hertfordshire WD18 0ND****\*Guide Price  
£165,000+****A Vacant First and Second Floor Two Bedroom Split Level  
Maisonette****Tenure**

Share of Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Cassiobury Park are within easy reach. Transport links are provided by Watford underground station (Metropolitan line) and Bushey overground and rail stations.

**EPC Rating E****Description**

The property comprises a first and second floor two bedroom split level maisonette situated within an end of terrace building arranging over ground and two upper floors.

**Accommodation****First Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Second Floor**

Bedroom



LOT 117

**9 Knight Avenue, Coventry,  
West Midlands CV1 2AY****\*Guide Price  
£110,000+****A Vacant Two Bedroom Mid Terrace House****Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Charterhouse Field are within easy reach. Transport links are provided by Coventry rail station.

**Description**

The property comprises a two bedroom mid terrace house arranged over ground and first floors.

**Accommodation****Ground Floor**

Reception Room  
Kitchen

**First Floor**

Two Bedrooms  
Bathroom/WC

**Exterior**

The property benefits from both front and rear gardens.

**EPC Rating D**



# 118

## Land to the Side of 65 Manor Road, Enfield, Middlesex EN2 0AN

\*Guide Price  
**£100,000+**

**A Plot of Land Measuring Approximately 88 sq m (947 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)**

### Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Chase Green Gardens are within easy reach. Transport links are provided by Gordon Hill rail station and the A10.

### Description

The lot comprises a plot of land measuring approximately 88 sq m (947 sq ft). Plans have been drawn up for the erection of a mid terrace house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

### Tenure

Freehold

### Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



# 119

## 7 London Road, Strood, Rochester, Medway ME2 3JA

\*Guide Price  
**£295,000+**

**A Mid Terrace Building Arranged to Provide Five Self Contained Flats (4 x Studio, 1 x One Bedroom) Fully Let on a Guaranteed Rent Agreement Producing £33,000 Per Annum**

### Description

The property comprises a mid terrace building arranged to provide five flats (4 x studio, 1 x one bedroom) over lower ground, ground and two upper floors.

### Tenancy

The property is subject to a Guaranteed Rental Lease Agreement at a rent of £33,000 per annum.

### Tenure

Freehold

### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Northcote Road Recreation Ground are within easy reach. Transport links are provided by Strood rail station.



### Accommodation Schedule

Property	Floor	Accommodation
Flat 1	Ground	Studio Room, Bathroom
Flat 2	Lower Ground and Ground	Reception Room, Kitchen, Bedroom, Bathroom
Flat 3	First	Studio Room, Bathroom
Flat 4	First	Studio Room, Bathroom
Flat 5	Second	Studio Room, Bathroom

**Current Rent Combined £33,000 Per Annum**

LOT 120

16 St. James Court, St. James's Road, Croydon,  
Surrey CR0 2SE\*Guide Price  
£80,000+**A Third Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £9,840 Per Annum****Tenure**

Leasehold. The property is held on a 99 year lease from 29th September 1934 (thus approximately **8 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Mitcham Common are within easy reach. Transport links are provided by West Croydon overground and rail stations.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of six months commencing 28th March 2015 at a rent of £820 per calendar month (Holding Over).

**Description**

The property comprises a third floor two bedroom flat situated within a purpose built block arranged over ground and three upper floors.

**Accommodation**

**Third Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from communal gardens.

**EPC Rating E**

LOT 121

Flat 1, 230 Kilburn High Road, Kilburn,  
London NW6 4JP\*Guide Price  
£100,000+**A First Floor Studio Flat Subject to a Lease Producing £22,000 Per Annum****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Kilburn Grange Park are within easy reach. Transport links are provided by Kilburn Park underground station (Bakerloo line) and West Hampstead Thameslink rail station.

**Description**

The property comprises a first floor studio flat situated within a mixed use building arranged over ground and three upper floors.

**Note**

The property has not been inspected by Auction House London. All information has been supplied by the vendor.

**EPC Rating C****Tenure**

Leasehold. The property is held on a 999 year lease from 29th September 1999 (thus approximately **974 years unexpired**).

**Accommodation**

**First Floor**  
Studio Room  
Bathroom

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,833 per calendar month.





## LOT 122 | Flat 60 Watermans Quay, William Morris Way, Fulham, London SW6 2UU

\*Guide Price  
**£500,000+**

**A Well Located Fourth Floor Two Bedroom Flat. Offered with Vacant Possession.**

**Tenure**

Leasehold. The property is held on a 999 year lease from 25th December 1989 (thus approximately **964 years unexpired**).

**Location**

The property is situated in the highly sought after area of Fulham close to local shops and amenities. The open spaces of Imperial Park are within easy reach. Transport links are provided by Earl's Court underground station (Piccadilly line) and Imperial Wharf rail station.

**Description**

The property comprises a fourth floor two bedroom flat situated within a purpose built block arranged over ground and seven upper floors.

**Accommodation**

**Fourth Floor**

Reception Room  
Kitchen  
Two Bedrooms (One with En-Suite)  
Bathroom

**Exterior**

The property benefits from a 24 hour porterage, a lift, off street parking a private balcony and a view of the River Thames.

**EPC Rating B**



## LOT 123 | Land Adjacent to Kennel Cottages, Wheatsheaf Road, Woodmancote, West Sussex BN5 9BD

\*Guide Price  
**£20,000+**

**A Plot of Land Measuring Approximately 344 sq m (3,702 sq ft)**

**Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. There are numerous green open spaces that are within easy reach. Transport links are provided by the A23 to the east.

**Description**

The lot comprises a plot of land measuring approximately 344 sq m (3,702 sq ft).

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 124

**70A St. James Road, Watford,  
Hertfordshire WD18 0DX****\*Guide Price  
£110,000+****A Vacant First Floor Two Bedroom Maisonette****Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1985 (thus approximately **59 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Watford Recreation Fields Playground are within easy reach. Transport links are provided by Watford underground station (Metropolitan Line), Watford High Street overground station and Bushey rail station.

**EPC Rating D****Description**

The property comprises a first floor two bedroom maisonette situated within a mid terrace building arranged over ground and first floors. The property requires a program of refurbishment.

**Accommodation****First Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom



LOT 125

**8 Week Completion Available****106 & 108 Westbourne Avenue, Gateshead,  
Tyne And Wear NE8 4NP****\*Guide Price  
£90,000+****A Vacant Mid Terrace Building Arranged to Provide Two Flats (1 x Two Bedroom & 1 x Three Bedroom)****Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Saltwell Park are within easy reach. The property also has good transport links.

**Description**

The property comprises a mid terrace building arranged to provide 2 x flats.

**EPC Rating C****Accommodation****Ground Floor****Flat 106**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**First Floor****Flat 108**

Reception Room  
Kitchen  
Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear yard.





## LOT 126 | 9 Hillside Road, Dover, Kent CT17 0JQ

\*Guide Price  
**£85,000+**

### A Vacant Three Bedroom Mid Terrace House

#### Tenure

Freehold

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Shakespeare Beach are within easy reach. Transport links are provided by Dover rail station.

#### Description

The property comprises a three bedroom mid terrace house arranged over ground and first floors.

#### Accommodation

##### Ground Floor

Reception Room  
Kitchen  
Bathroom

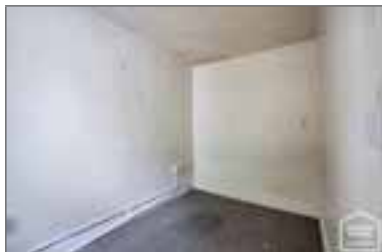
##### First Floor

Three Bedrooms

#### Exterior

The property benefits from both front and rear gardens.

#### EPC Rating D



## LOT 127 | Land Opposite 38-60 Prospect Place, Grays, Essex RM17 6BY

\*Guide Price  
**£50,000-£100,000**

### A Plot of Land Measuring Approximately 286 sq m (3,078 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)

#### Tenure

Freehold

#### Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Grays Town Park are within easy reach. Transport links are provided by Grays rail station.

#### Description

The lot comprises a plot of land measuring approximately 286 sq m (3,078 sq ft).

#### Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 128

**Garage 88 at Mariner Gardens, Richmond,  
Surrey TW10 7UU****\*Guide Price  
£10,000+****A Vacant Single Storey Lock Up Garage****Tenure**

Freehold

**Location**

This garage is situated on a residential road close to local shops and amenities. The open spaces of Richmond Park are within easy reach. Transport links are provided by Richmond underground station (District line) and Richmond rail station.

**Description**

The property comprises a single storey lock up garage.



LOT 129

**143 Market Street, Atherton, Manchester,  
Lancashire M46 0DF****\*Guide Price  
£65,000+****An End of Terrace Mixed Use Building Arranged to Provide a  
Ground Floor Retail Unit and a First Floor Flat Subject to a  
Tenancy Producing £7,200 Per Annum.****Tenure**

Virtual Freehold. The property is held on a 999 year lease from 25th March 1868 (thus approximately 843 years unexpired).

**Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Central Park are within easy reach. Transport links are provided by Atherton rail station.

**Tenancy**

The property is occupied. The seller and the auctioneers have no further information with regards to any existing tenancy. Buyers must rely on their own enquiries. We believe that the property is subject to an lease for a term of 15 years commencing 12th December 2016 at a rent of £7,200 per annum.

**Description**

The property comprises an end of terrace building arranged to provide a ground floor retail unit and a first floor flat.

**Accommodation**

**Ground Floor**  
Retail Unit

**First Floor Flat**  
Not Inspected

**Note**

The property has not been inspected by Auction House London. All information has been supplied by the vendor.





LOT 130

## Flat 41 Mayflower House, The Drive, Great Warley, Brentwood, Essex CM13 3BG

\*Guide Price  
**£110,000+**

### A Fifth Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £21,000 Per Annum

#### Tenure

Leasehold. The property is held on a 125 year lease from 30th April 1984 (thus approximately **84 years unexpired**).

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Warley Playing Fields are within easy reach. Transport links are provided by Brentwood Crossrail station (Elizabeth line) and Shenfield rail station.

#### Description

The property comprises a fifth floor two bedroom flat situated within a purpose built block arranging over ground and five upper floors. The property benefits from a lift.

**EPC Rating D**

#### Accommodation

##### Fifth Floor

Reception Room with Open Plan Kitchen  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from communal gardens and allocated parking.

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,750 per calendar month.



LOT 131

## 44 Whitley Close, Stanwell, Staines-upon-Thames, Middlesex TW19 7EZ

\*Guide Price  
**£100,000+**

### A Vacant First Floor Two Bedroom Maisonette

#### Tenure

Leasehold. The property is held on a 99 year lease from 16th July 1971 (thus approximately **45 years unexpired**). A section 42 notice to extend the lease will be served prior to completion, the rights of which would be assigned to the incoming buyer.

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Stanes Reservoirs are within easy reach. Transport links are provided by Hatton Cross underground station (Piccadilly line) and Ashford rail station.

#### Description

The property comprises a first floor two bedroom maisonette situated within a purpose built block arranged over ground and first floors.

#### Accommodation

##### First Floor

Reception Room/Kitchen  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from communal gardens and a garage.

**EPC Rating E**



## LOT 132 | 71 Abbott Street, Doncaster, South Yorkshire DN4 0AT

\*Guide Price  
**£40,000+**

### A Vacant Two Bedroom End of Terrace House

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Hexthorpe Park are within easy reach. Transport links are provided by Doncaster rail station.

**Description**  
The property comprises a two bedroom end of terrace house arranged over ground and first floors.

**Accommodation**  
**Ground Floor**  
Two Reception Rooms  
Kitchen

**First Floor**  
Two Bedrooms

**Exterior**  
The property benefits from a rear yard.



## LOT 133 | 25 Avenue Road, Dover, Kent CT16 2PX

\*Guide Price  
**£135,000+**

### A Vacant Four Bedroom Mid Terrace House. Potential for Development (Subject to Obtaining all Relevant Consents)

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Connaught Park are within easy reach. Transport links are provided by Dover Priory rail station.

**Description**  
The property comprises a four bedroom mid terrace house arranged over lower ground, raised ground and first floors. The property requires a program of refurbishment.

**Accommodation**  
**Lower Ground Floor**  
Two Reception Rooms  
Kitchen  
WC

**Raised Ground Floor**  
Two Bedrooms (one with en-suite)

**First Floor**  
Two Bedrooms

**Exterior**  
The property benefits from a rear garden.

**EPC Rating E**





## LOT 134 | Flat 1, 85 Avondale Road, South Croydon, Surrey CR2 6JF

\*Guide Price  
**£150,000+**

**A Lower Ground and Ground Floor Two Bedroom Split Level Flat With a Private Rear Garden Subject to an Assured Shorthold Tenancy Producing £20,400 Per Annum**

### Tenure

Leasehold. The property is held on a 99 year lease from 24th May 1991 (thus approximately **66 years unexpired**).

### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of South Croydon Recreation Ground are within easy reach. Transport links are provided by Sanderstead rail station.

### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,700 per calendar month.

**EPC Rating D**

### Description

The property comprises a lower ground and ground floor two bedroom split level flat situated within an end of terrace building arranged over lower ground, ground and first floors.

### Accommodation

#### Lower Ground Floor

Two Bedrooms  
Bathroom

#### Ground Floor

Reception Room  
Kitchen



## LOT 135 | Land Adjacent to 11 Carter Road, Wimbledon, London SW19 2DQ

\*Guide Price  
**£30,000-£60,000**

**A Plot of Land Measuring Approximately 20 sq m (215 sq ft). Offered with Planning Permission for the Erection of a Two Storey Office Building.**

### Tenure

Freehold

### Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Wandle Meadow Nature Park are within easy reach. Transport links are provided by Colliers Wood and Tooting underground stations (Northern line) and Tooting and Haydons Road rail stations.

### Description

The lot comprises a plot of land measuring approximately 20 sq m (215 sq ft).

### Planning

Merton Borough Council granted the following planning permission (ref: 24/P1866) on 7th October 2024: 'Change of use from class C3 to planning use Class E(G) uses including the erection of a two storey building'.

### Proposed Accommodation

#### Ground Floor

Office Space  
Kitchenette  
WC

#### First Floor

Office Space

### Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 136

By Order of the LPA Receivers

**Flat 13 Bond Apartments Perceval Square, College Road, Harrow, Middlesex HA1 1GW**

\*Guide Price  
**£250,000+**

**A Vacant Second Floor One Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 999 year lease from 1st September 2016 (thus approximately **991 years unexpired**).

**Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Harrow Recreation Ground are within easy reach. Transport links are provided by Harrow on the Hill underground (Metropolitan line) and rail stations.

**EPC Rating B**

**Description**

The property comprises a second floor one bedroom flat situated within a purpose built block arranged over ground and six upper floors.

**Accommodation**

**Second Floor**  
Reception Room with Open Plan Kitchen  
Bedroom  
Bathroom



LOT 137

**3B Tonna Road, Maesteg, Mid Glamorgan CF34 0RY**

\*Guide Price  
**£30,000+**

**A Vacant Two Bedroom Semi Detached House**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Swing Park are within easy reach. Transport links are provided by Maesteg rail station.

**Description**

The property comprises a two bedroom semi detached house arranged over ground and first floors.

**Note**

The property has not been inspected by Auction House London. All information has been supplied by the vendor.

**EPC Rating D**

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen/Diner

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.





LOT 138

3A Tonna Road, Maesteg,  
Mid Glamorgan CF34 0RY

\*Guide Price  
**£30,000+**

**A Vacant Two Bedroom Semi Detached House**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Swing Park are within easy reach. Transport links are provided by Maesteg rail station.

**Description**

The property comprises a two bedroom semi detached house arranging over ground and first floors.

**Note**

The property has not been inspected by Auction House London. All information has been supplied by the vendor.

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen/Diner

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.



LOT 139

Flat 3 Grange Court, 91 Payne Avenue, Hove,  
East Sussex BN3 5HD

\*Guide Price  
**£220,000+**

**A First Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £13,200 Per Annum**

**Tenure**

Leasehold. The property is held on a 125 year lease from 23rd June 2017 (thus approximately **117 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Davis Park are within easy reach. Transport links are provided by Aldrington rail station.

**Description**

The property comprises a first floor one bedroom flat situated within a purpose built block arranged over Ground and two upper floors.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,100 per calendar month.

**Accommodation**

**First Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a private balcony.



LOT 140

By Order of the Executors  
**19 Ash Close, Hythe, Southampton,  
 Hampshire SO45 3PY**

\*Guide Price  
**£130,000+**

### A Vacant Three Bedroom Mid Terrace House

**Tenure**  
 Freehold

**Location**  
 The property is situated on a residential road close to local shops and amenities. The open spaces of Lepe Country Park are within easy reach. Transport links are provided by Beaulieu Road rail station.

**Description**  
 The property comprises a three bedroom mid terrace house arranged over ground and first floors. The property requires a program of refurbishment.

**Accommodation**  
**Ground Floor**  
 Reception Room  
 Kitchen

**First Floor**  
 Three Bedrooms  
 Bathroom  
 Separate WC

**Exterior**  
 The property benefits from both front and rear gardens.



LOT 141

**Flat 6 69 Johnson Street, Shadwell,  
 London E1 0AQ**

\*Guide Price  
**£275,000+**

### A Second Floor Three Bedroom Flat

**Tenure**  
 Leasehold. The property is held on a 127 year lease from 1st January 2007 (thus approximately **106 years unexpired**).

**Location**  
 The property is situated on a residential road close to local shops and amenities. The open spaces of King Edward Memorial Park are within easy reach. Transport links are provided by Aldgate East underground station (Circle line) and Shadwell overground station.

**Description**  
 The property comprises a second floor three bedroom flat situated within a purpose built block arranging over ground and three upper floors. The property requires a program of refurbishment.

**Accommodation**  
**Second Floor**  
 Reception Room  
 Kitchen  
 Three Bedrooms  
 Bathroom  
**EPC Rating C**





LOT 142

6 Week Completion Available  
13 Gloucester Place, Briston, Melton Constable,  
Norfolk NR24 2LD

\*Guide Price  
£70,000+

**A Vacant Five Room Mid Terrace House**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Village Green are within easy reach. Transport links are provided by Sheringham rail station.

**Description**

The property comprises a five room mid terrace house arranged over the ground and first floors.

**EPC Rating G**

**Accommodation**

**Ground Floor**

Two Rooms  
Kitchen  
Utility Room

**First Floor**

Two Rooms  
Bathroom

**Second Floor**

Room

**Exterior**

The property benefits from a rear garden.



LOT 143

28 Marine Court, St. Leonards-on-Sea,  
East Sussex TN38 0DN

\*Guide Price  
£40,000+

**A Vacant Second Floor Sea Front One Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 996 year lease from 17th September 1975 (thus approximately 946 years unexpired).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of St. Leonards Gardens and the beach are within easy reach. Transport links are provided by West St Leonards rail station.

**Description**

The property comprises a second floor sea front one bedroom flat situated within a purpose built block arranged over ground and ten upper floors. The property has recently been refurbished.

**Accommodation**

**Second Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from communal areas with a 24 hour concierge and lifts.



LOT 144

123 Westminster Road, Liverpool,  
Merseyside L4 4LW\*Guide Price  
£180,000+**An End of Terrace Building Arranged to Provide Five Studio Flats Fully Let Producing £30,000 Per Annum****Tenure**

Leasehold. The property is held on a 999 year lease from the 25th March 1894 (thus approximately 868 years unexpired).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Anfield Park are within easy reach. Transport links are provided by Liverpool Lime Street rail station.

**Description**

The property comprises an end of terrace building arranged to provide five studio flats over ground and two upper floors.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy of £2,500 per calendar month.

**Accommodation**

**Ground Floor**  
Studio Flat

**First Floor**  
Two Studio Flats

**Second Floor**  
Two Studio Flats

**Exterior**

The property benefits from a rear garden.

**EPC Rating** E



LOT 145

Land at Green Lane, Warlingham,  
Surrey CR6 9EE\*Guide Price  
£20,000+**A Plot of Land with an Existing Structure Situated on the Site Measuring Approximately 533 sq m (5,737 sq ft)****Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Warlingham School Common are within easy reach. Transport links are provided by Upper Warlingham rail station.

**Description**

The lot comprises a plot of land with an existing structure measuring approximately 533 sq m (5,737 sq ft).

**Further Information**

The land opposite the site has a pending planning application for 50 houses and a care home of up to 72 bedrooms.

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.





## LOT 146 | Plots 6 & 7 Blackwell Drive, Braintree, Essex CM7 2PU

\*Guide Price  
**£10,000+**

**A Plot of Land Measuring Approximately 1,995 sq m (21,473 sq ft)**

**Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Braintree Recreation Ground are within easy reach. Transport links are provided by Braintree rail station.

**Description**

The lot comprises a parcel of land measuring approximately 1,995 sq m (21,473 sq ft).

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



## LOT 147 | 5 Rover Avenue, Jaywick, Essex C015 2LP

\*Guide Price  
**£45,000+**

**A Vacant One Bedroom Detached Bungalow Situated on a Plot of Land Measuring Approximately 212 sq m (2,287 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Jaywick Sands Beach are within easy reach. Transport links are provided by Clacton-on-Sea rail station.

**Description**

The property comprises a one bedroom detached bungalow arranged over the ground floor situated on a plot of land measuring approximately 212 sq m (2,287 sq ft).

**EPC Rating E**

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Bedroom with En-Suite Bathroom

**Exterior**

The property benefits from both front and rear gardens.



LOT 148

**Garden Flat, 31 Thurlow Park Road, Lambeth, London SE21 8JP**\*Guide Price  
**£165,000+****A Vacant Ground Floor One/Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 29th September 2004 (thus approximately **80 years unexpired**). At the buyer's request and costs a section 42 notice to extend the lease will be served upon completion, the rights of which would be assigned to the incoming buyer.

**Location**

The property is situated in the South East London area of Tulse Hill close to local shops and amenities. The open spaces of Brockwell Park are within easy reach. Transport links are provided by Tulse Hill rail station.

**EPC Rating C****Description**

The property comprises a ground floor one/two bedroom flat situated within terraced building arranged over ground and three upper floors.

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Two Rooms  
Bathroom

**Exterior**

The property benefits from a shared rear garden.



LOT 149

**145 Askern Road, Bentley, Doncaster, South Yorkshire DN5 0JH**\*Guide Price  
**£70,000-£80,000****A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £7,740 Per Annum****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Bentley Park are within easy reach. Transport links are provided by Bentley rail station.

**Description**

The property comprises a three bedroom mid terrace house arranged over ground and first floors.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £645 per calendar month.

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Two Reception Rooms  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear yard.

**EPC Rating C**



## LOT 150 | Land at Hexton Road, Glastonbury, Somerset BA6 8HL

\*Guide Price  
**£65,000+**

**A Plot of Land Measuring Approximately 362 sq m (3,897 sq ft) Offered With Planning Permission for the Erection of a Four Bedroom House (Works Commenced)**

### Tenure

Freehold

### Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Windmill Hill Play Area are within easy reach. Transport links are provided by Castle Cary rail station and the A39.

### Planning

Somerset Borough Council granted the following planning permission (ref: 2018/2849/FUL) on 26th March 2019 : 'Erection of No.4 semi-detached dwellinghouses with access from Rowley Road and No.1 detached dwellinghouse with access from Hexton Road'. Works have commenced.

### Description

The lot comprises a plot of land measuring approximately 362 sq m (3,897 sq ft).

### Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



## LOT 151 | By Order of the Executors 29 Radyr Road, Cardiff, South Glamorgan CF14 2FU

\*Guide Price  
**£235,000+**

**A Vacant Two Bedroom End of Terrace House**

### Tenure

Freehold

### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Hailey Park are within easy reach. Transport links are provided by Llandaf rail station.

### Description

The property comprises a two bedroom end of terrace house arranged over ground and first floors. The property requires a program of refurbishment.

### Accommodation

#### Ground Floor

Through Reception Room  
Kitchen

#### First Floor

Two Bedrooms  
Bathroom

### Exterior

The property benefits from a rear garden.



# LOT 152

## Flat 2, 5 Boulcott Street, Limehouse, London E1 0HR

\*Guide Price  
**£220,000+**

### A Third Floor Two Bedroom Flat

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of St. James Park are within easy reach. Transport links are provided by Stepney Green underground station (Circle line) and Limehouse rail station.

#### Description

The property comprises a third floor two bedroom flat situated within a purpose built block arranged over ground and four upper floors. The property benefits from lift access.

**EPC Rating C**

#### Tenure

Leasehold. The property is held on a 99 year lease from 24th June 2006 (thus approximately **80 years unexpired**).

#### Accommodation

**Third Floor**  
Reception Room with Open-Plan Kitchen  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from a balcony.



# LOT 153

## Flat 29 Willoughby Mews, 38 Willoughby Lane, Tottenham, London N17 0YH

\*Guide Price  
**£80,000+**

### A First Floor Studio Flat

#### Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1984 (thus approximately 57 years unexpired).

#### Location

The property is situated in the North London area of Tottenham close to local shops and amenities. The open spaces of Frederick Knight Sports Ground are within easy reach. Transport links are provided by Northumberland Park rail station.

#### Description

The property comprises a first floor studio flat situated within a purpose built building arranged over ground and two upper floors. The property requires a program of refurbishment.

#### Accommodation

**First Floor**  
Studio Room  
Kitchen  
Bathroom

**EPC Rating D**





# LOT 154

## 26 Churchfields, South Woodford, London E18 2QZ

\*Guide Price  
**£15,000+**

### A Freehold Reversionary Ground Rent Investment Secured Upon 2 x Three Bedroom Flats Producing £950 Per Annum

#### Tenure

Freehold

#### Description

The property comprises a link detached building arranged to provide 2 x three bedroom flats over ground and first floors.

#### Note

The leaseholders have not reserved their rights of first refusal.

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Elmhurst Gardens are within easy reach. Transport links are provided by Woodford underground station (Central line).

#### Accommodation Schedule

Property	Floor	Accommodation	Lease	Annual Ground Rent
26 Churchfields (Lower Flat)	Ground	Three Bedroom Flat	The property is held on a 140 year lease from 24th June 1964 (thus approximately 79 years unexpired)	£600
26 Churchfields (Upper Flat)	First	Three Bedroom Flat	The property is held on a 99 year lease from 1st June 2007 (thus approximately 81 years unexpired)	£350



# LOT 155

## 48 Windsor Road, Palmers Green, London N13 5PR

\*Guide Price  
**£1,500+**

### A Freehold Ground Rent Investment Secured Upon Two Self-Contained Flats

#### Tenure

Freehold

#### Description

The property comprises a mid terrace building arranged to provide two self-contained flats over ground and first floors.

#### Note

The leaseholders have reserved their rights of first refusal.

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Hazelwood Recreation Ground are within easy reach. Transport links are provided by Arnos Grove underground station (Piccadilly line) and Palmers Green rail station.

#### Accommodation Schedule

Property	Floor	Accommodation	Lease	Annual Ground Rent
48 Windsor Road, London N13 5PR	Ground	Flat - Not Inspected	Lease dated 29th July 2022 for a term of 189 years from 25th December 1969	Peppercorn
48A Windsor Road, London N13 5PR	First	Flat - Not Inspected	Lease dated 15 March 2010 for a term of 189 years from 25 December 1969	Peppercorn



**Auction  
House  
LONDON**



Lots 156 - 237

[Next Page >>>](#)



# LOT 156

## Plot 1, Part of Land And Buildings On The North West Side Of, Botany Road, Cliftonville, Margate, Kent CT9 3EP

\*Guide Price  
**£1,000+**

**A Plot of Land Measuring Approximately 0.17 Acres / 720 sq m / 7,750 sq ft**

**Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Botany Bay Beach are within easy reach. Transport links are provided by Westgate-on-Sea rail station.

**Description**

The lot comprises a plot of land measuring approximately 0.17 Acres / 720 sq m / 7,750 sq ft.

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



# LOT 157

## Part of Fox Burrow Wood Maidstone Road, Gillingham, Kent ME8 9SS

\*Guide Price  
**£1,000+**

**A Plot of Land Measuring Approximately 0.05 Acres / 214 sq m / 2,300 sq ft**

**Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Hempstead Playing Fields and Pavilion are within easy reach. Transport links are provided by Rainham rail station.

**Description**

The lot comprises a plot of land measuring approximately 0.05 Acres / 214 sq m / 2,300 sq ft.

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 158

**Part of Land On North West Side Of Deanwood Drive, Park Wood, Rainham, Kent ME8 9UT****\*Guide Price  
£1,000+****A Plot of Land Measuring Approximately 0.09 Acres / 353 sq m / 3,800 sq ft****Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Wigmore Park are within easy reach. Transport links are provided by Rainham rail station.

**Description**

The lot comprises a plot of land measuring approximately 0.09 Acres / 353 sq m / 3,800 sq ft.

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 159

**Plot 2, Part of Land And Buildings On The North West Side Of, Botany Road, Cliftonville, Margate, Kent CT9 3EP****\*Guide Price  
£1,000+****A Plot of Land Measuring Approximately 0.1 Acres / 390 sq m / 4,200 sq ft****Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Northdown Park are within easy reach. Transport links are provided by Margate rail station.

**Description**

The lot comprises a plot of land measuring approximately 0.1 Acres / 390 sq m / 4,200 sq ft.

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.





# LOT 160

## Part of Land At Chawn Park Drive, Stourbridge, West Midlands DY9 0UG

\*Guide Price  
**£1,000+**

**A Plot of Land Measuring Approximately 0.13 Acres / 511 sq m / 5,500 sq ft**

**Tenure**  
Freehold

**Location**  
The land is situated on a residential road close to local shops and amenities. The open spaces of Stevens Park are within easy reach. Transport links are provided by Stourbridge Junction rail station.

**Description**  
The lot comprises a plot of land measuring approximately 0.13 Acres / 511 sq m / 5,500 sq ft.

**Note**  
The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



# LOT 161

## Part of Land At Ramerick Gardens, Arlesey, Bedfordshire SG15 6XS

\*Guide Price  
**£1,000+**

**A Plot of Land Measuring Approximately 0.12 Acres / 500 sq m / 5,380 sq ft**

**Tenure**  
Freehold

**Location**  
The land is situated on a residential road close to local shops and amenities. The open spaces of Riverside Recreation Ground are within easy reach. Transport links are provided by Arlesey rail station.

**Description**  
The lot comprises a plot of land measuring approximately 0.12 Acres / 500 sq m / 5,380 sq ft.

**Note**  
The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 162

Part of Rainham Park Estate, Gillingham,  
Kent ME8 9ER\*Guide Price  
£1,000+**A Plot of Land Measuring Approximately 0.12 Acres / 474 sq m / 5,100 sq ft****Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Wigmore Park are within easy reach. Transport links are provided by Rainham rail station.

**Description**

The lot comprises a plot of land measuring approximately 0.12 Acres / 474 sq m / 5,100 sq ft.

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 163

Part of Land On The North East Side Of Watling View, And  
North Side Of Holyrood Crescent, St. Albans,  
Hertfordshire AL1 2RB\*Guide Price  
£1,000+**A Plot of Land Measuring Approximately 0.06 Acres / 240 sq m / 2,580 sq ft****Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Cottonmill Play Area are within easy reach. Transport links are provided by St. Albans Abbey rail station and the M25.

**Description**

The lot comprises a plot of land measuring approximately 0.06 Acres / 240 sq m / 2,580 sq ft.

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.





# LOT 164

## Land At Edwards Croft, Bradville, Milton Keynes, Buckinghamshire MK13 7BU

\*Guide Price  
**£1,000+**

**Land and Roadways Measuring Approximately 0.58 Acres / 2,347 sq m / 25,265 sq ft**

**Tenure**  
Freehold

**Location**  
The land and roadways are situated on a residential road close to local shops and amenities. The open spaces of Bradville Park are within easy reach. Transport links are provided by Wolverton rail station.

**Description**  
The lot comprises land and roadways measuring approximately 0.58 Acres / 2,347 sq m / 25,265 sq ft.

**Note**  
The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



# LOT 165

## Part of Land On The North West Side Of Boughton Green Road, Northampton, Northamptonshire NN2 8XE

\*Guide Price  
**£1,000+**

**A Plot of Land Measuring Approximately 0.12 Acres / 492 sq m / 5,300 sq ft**

**Tenure**  
Freehold

**Location**  
The land is situated on a residential road close to local shops and amenities. The open spaces of Abington Park are within easy reach. Transport links are provided by Northampton rail station.

**Description**  
The lot comprises a plot of land measuring approximately 0.12 Acres / 492 sq m / 5,300 sq ft.

**Note**  
The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



# LOT 166

## Land Lying To The South East Of Periwinkle Lane, Dunstable, Bedfordshire LU6 3LB

\*Guide Price  
**£1,000+**

**Land and Roadways Measuring Approximately 0.25 Acres / 1,012 sq m / 10,890 sq ft**

### Tenure

Freehold

### Location

The land and roadways are situated on a residential road close to local shops and amenities. The open spaces of Bennett's Recreation Ground are within easy reach. Transport links are provided by Leagrave rail station and the M1.

### Description

The lot comprises land and roadways measuring approximately 0.25 Acres / 1,012 sq m / 10,890 sq ft.

### Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



# LOT 167

## Land To The East Of Rosedale Close, Luton, Bedfordshire LU3 3AP

\*Guide Price  
**£500+**

**Land and Roadways Measuring Approximately 0.51 Acres / 2,064 sq m / 22,216 sq ft**

### Tenure

Freehold

### Location

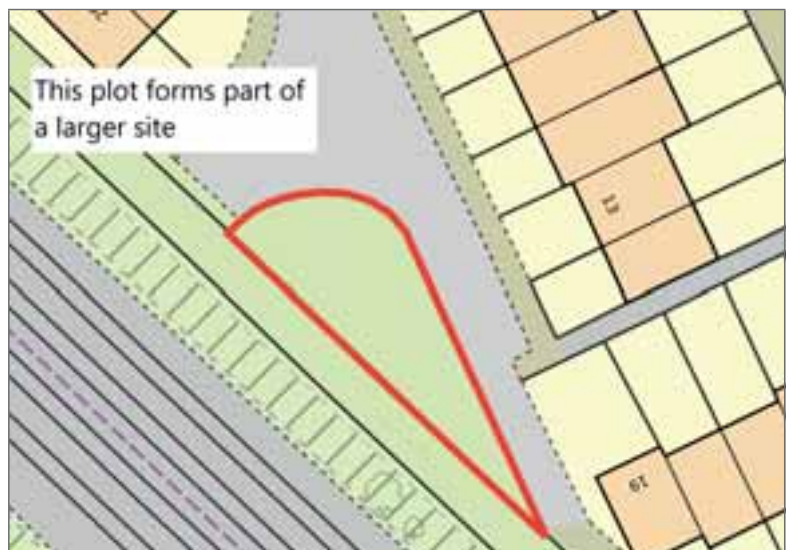
The land and roadways are situated on a residential road close to local shops and amenities. The open spaces of Leagrave Park are within easy reach. Transport links are provided by Leagrave rail station and the M1.

### Description

The lot comprises land and roadways measuring approximately 0.51 Acres / 2,064 sq m / 22,216 sq ft.

### Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.





# LOT 168

## Part Of Brookend Drive, The South East Of Portobello Close, Barton-le-Clay, Bedford, Bedfordshire MK45 4SQ

\*Guide Price  
**£1,000+**

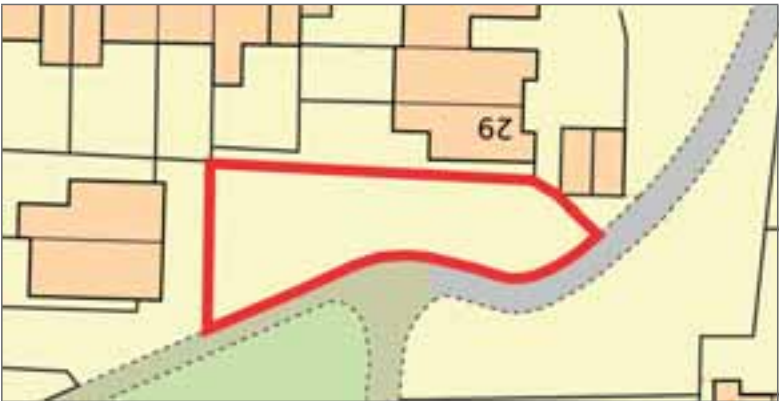
**A Plot of Land Measuring Approximately 0.06 Acres / 260 sq m / 2,800 sq ft**

**Tenure**  
Freehold

**Location**  
The land is situated on a residential road close to local shops and amenities. The open spaces of Arnold Recreation Ground are within easy reach. Transport links are provided by the A6.

**Description**  
The lot comprises a plot of land measuring approximately 0.06 Acres / 260 sq m / 2,800 sq ft.

**Note**  
The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



# LOT 169

## 6 Week Completion Available Parking Space at 8 Anerley Road, Westcliff-on-Sea, Essex SS0 7HH

\*Guide Price  
**£1,500+**

**A Vacant Single Parking Space**

**Tenure**  
Freehold

**Location**  
The parking space is situated on a residential road close to local shops and amenities. The open spaces of Westcliff Beach are within easy reach. Transport links are provided by Westcliff rail station.

**Description**  
The property comprises a vacant parking space.



LOT 170

**Land South of Stoke Valley Road, Exeter,  
Devon EX4 5HG****\*Guide Price  
£10,000+****Land and Roadways Measuring Approximately 2,479 sq m  
(26,687 sq ft)****Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Great Hill View Park are within easy reach. Transport links are provided by St James Park rail station.

**Description**

The lot comprises a plot of land measuring approximately 2,479 sq m (26,687 sq ft).

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 171

**Land on the East Side of The M6 Motorway, Newcastle,  
Staffordshire ST5 4DG****\*Guide Price  
£1,000+****A Plot of Land Measuring Approximately 1.48 Acres (5,990 sq m/  
64,484 sq ft)****Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Saint Joseph's Playing Fields are within easy reach. Transport links are provided by Stoke-on-Trent rail station.

**Description**

The lot comprises a parcel of land measuring approximately 1.48 Acres (5,990 sq m/ 64,484 sq ft)

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.





# LOT 172

## A Portfolio of Seven Plots of Land and Roadways

\*Guide Price  
**£1,000+**

### A Portfolio of Seven Freehold Plots of Land and Roadways

**Tenure**  
Freehold

**Location**  
The plots are situated in areas such as Moulton Park and Tyseley.

**Description**  
The lot comprises a portfolio of seven plots of land and roadways. Please refer to the legal pack for further information on each plot.

**Note**  
The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



# LOT 173

## A Portfolio of Three Plots of Land and Roadways

\*Guide Price  
**£1,000+**

### A Portfolio of Three Freehold Plots of Land and Roadways

**Tenure**  
Freehold

**Location**  
The plots are situated in areas such as Stoke-on-Trent and Biddulph.

**Description**  
The lot comprises a portfolio of three plots of land and roadways. Please refer to the legal pack for further information on each plot.

**Note**  
The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.





LOT 174

Land to the Rear of 235 North Street, Luton,  
Bedfordshire LU2 7QH\*Guide Price  
£10,000+**A Plot of Land Measuring Approximately 102 sq m (1,098 sq ft)****Tenure**

Freehold

**Description**

The lot comprises a plot of land measuring approximately 102 sq m (1,098 sq ft). Plans have been drawn up for the erection of two bedroom house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Peoples Park are within easy reach. Transport links are provided by Luton rail station.

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 175

By Order of the Executors  
22 Harwill Road, Morley, Leeds,  
West Yorkshire LS27 7QJ\*Guide Price  
£150,000+**A Vacant Two Bedroom Semi Detached Bungalow****Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Churwell Park are within easy reach. Transport links are provided by Churwell Park rail station.

**Description**

The property comprises a two bedroom semi detached bungalow arranged over the ground floor. The property requires a program of refurbishment.

**Accommodation****Ground Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens, a garage and off street parking.





## LOT 176

By Order of the Executors  
**17 Albert Crescent, Lincoln,  
Lincolnshire LN1 1LX**

\*Guide Price  
**£125,000+**

### A Vacant Three Bedroom Mid Terrace House

**Tenure**  
Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Whittons Park are within easy reach. Transport links are provided by Lincoln rail station.

**Description**

The property comprises a three bedroom mid terrace house arranged over ground and first floors. The property requires a program of refurbishment.

**EPC Rating** F

**Accommodation**  
**Ground Floor**

Three Reception Rooms  
Kitchen  
Separate WC

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.



## LOT 177

**Land at Nicola Close, Harrow,  
Middlesex HA3 5HZ**

\*Guide Price  
**£75,000+**

### A Plot of Land Measuring Approximately 349 sq m (3,756 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)

**Tenure**  
Freehold

**Location**

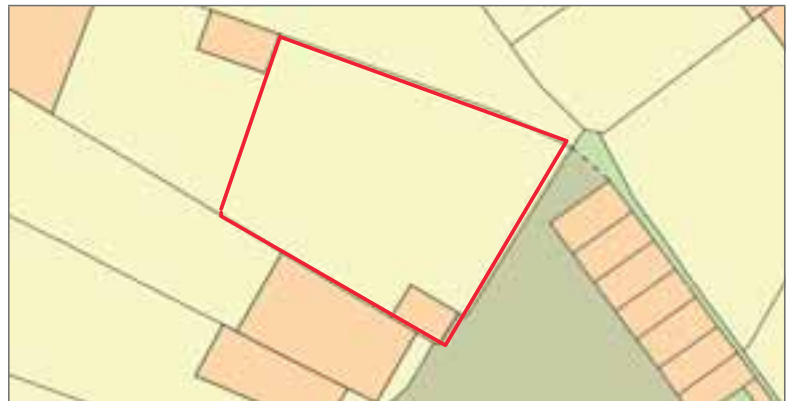
The land is situated on a residential road close to local shops and amenities. The open spaces of Byron Park are within easy reach. Transport links are provided by Harrow & Wealdstone underground (Bakerloo line), rail and overground stations. Please note access is via Nicola Close.

**Description**

The lot comprises a plot of land measuring approximately 349 sq m (3,756 sq ft). Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site. Some or all of the plot may comprise adopted highway land. Plans have been drawn up for the erection of dwelling. No planning has been approved for this scheme. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.



LOT 178

50-52 Calverley Road, Royal Tunbridge Wells, Kent  
TN1 2TD\*Guide Price  
**£375,000-£475,000**

**A Redevelopment Opportunity Comprising a Substantial Mid Terrace Building with a Ground Floor Retail Unit (Sold Off on a Long Lease) and Planning Permission to Covert the Upper Floors (Currently Arranged as 2 Self-Contained Flats) to Provide Four Flats (2 x One Bedroom, 2 x Two Bedrooms).**

**Location**

The property is situated on a pedestrianised road close to local shops and amenities. The open spaces of Calverley Grounds are within easy reach. Transport links are provided by Tunbridge Wells rail station.

**Planning**

Tunbridge Wells Borough Council granted the following planning permission (ref: 23/01121/FULL) on 20th June 2023: 'Conversion of first, second and third floor to create 2no. additional residential units, new dormer and rooflights, rear extension, creation of amenity spaces and bin/bike store to rear'.

**VAT**

VAT is not applicable

**Tenure**

Freehold

**Proposed Accommodation**

**Ground Floor**  
Retail Unit (Sold-Off)

**First Floor**

**Flat 1** One Bedroom Flat (G.I.A 49 sq m)

**Flat 2** One Bedroom Flat (G.I.A 44 sq m)

**Second and Third Floor**

**Flat 3** Two Bedroom Flat (G.I.A 91 sq m)

**Flat 4** Two Bedroom Flat (G.I.A 85 sq m)

**Note**

The ground floor retail unit is sold off on a 999 year lease.



LOT 179

7 Barras Place, Leeds,  
West Yorkshire LS12 4JR\*Guide Price  
**£180,000+**

**A Four Bedroom Mid Terrace HMO Fully Let Producing £28,140 Per Annum (Reflecting a Gross Initial Yield of 15.63%).**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Western Flatts Cliff Park are within easy reach. Transport links are provided by Bramley rail station.

**Description**

The property comprises a four bedroom mid terrace HMO arranging over lower ground, ground and two upper floors. Beneficially located outside the article 4 area.

**Tenancy**

The property is subject to individual tenancies at a combined rent of £2,345 per calendar month.

**Accommodation**

**Lower Ground Floor**  
Bedroom (with En-Suite)

**Ground Floor**  
Reception Room  
Kitchen

**First Floor**  
Bedroom (with En-Suite)  
Bathroom

**Second Floor**  
Two Bedrooms (One with En-Suite)

**Exterior**  
The property benefits from a rear yard.

**EPC Rating D**



LOT 180

4 Shakespeare Street, Wallsend,  
Tyne And Wear NE28 7DE

\*Guide Price  
£25,000-£45,000

**A Vacant Ground Floor One Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 999 year lease from 19th January 1990 (thus approximately **964 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Howdon Park are within easy reach. Transport links are provided by Howdon rail station.

**EPC Rating C**

**Description**

The property comprises a ground floor one bedroom flat situated within a mid terrace building arranging over ground and first floors.

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom



LOT 181

C5 Pine Grange, Bath Road, Bournemouth,  
Dorset BH1 2PH

\*Guide Price  
£125,000+

**A Second Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £10,800 Per Annum (Equivalent).**

**Tenure**

Leasehold. The property is held on a 250 year lease from 26th June 2005 (thus approximately **230 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Bournemouth Beach are within easy reach. Transport links are provided by Bournemouth rail station.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of six months commencing 18th April 2025 at a rent of £900 per calendar month.

**Note**

The vendor has advised the property has an estimated rental value of £15,600 per annum which would reflect a gross initial yield of 12.5%.

**Description**

The property comprises a second floor one bedroom flat situated within a purpose built block arranged over ground and six upper floors. The building benefits from a porter.

**Accommodation**

**Second Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from underground parking and ANPR controlled parking.

**EPC Rating D**



## LOT 182 | 174 Pembroke Street, Plymouth, Devon PL1 4JU

\*Guide Price  
**£100,000+**

### A Vacant Ground Floor Three Bedroom Flat

#### Tenure

Leasehold. The property is held on a 113 year lease from 4th April 2016 (thus approximately **103 years unexpired**).

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Devonport Park are within easy reach. Transport links are provided by Devonport rail station.

#### Description

The property comprises a ground floor three bedroom flat situated within a purpose built block arranging over ground and three upper floors.

#### Accommodation

##### Ground Floor

Reception Room with Open-Plan Kitchen  
Three Bedrooms  
Bathroom

#### Exterior

The property benefits from communal front and rear gardens and off street parking.

#### EPC Rating D



## LOT 183 | Land Adjacent of 12 Windridge Close, St. Albans, Hertfordshire AL3 4JP

\*Guide Price  
**£5,000-£15,000**

### A Plot of Land Measuring Approximately 172 sq m (1,851 sq ft)

#### Tenure

Freehold

#### Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Verulamium Park are within easy reach. Transport links are provided by St Albans Abbey rail station.

#### Description

The site comprises a roughly rectangular shaped plot measuring approximately 172 sq m (1,851 sq ft).

#### Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.





LOT 184

Flat 41, Lancaster, 80 Princess Street, Manchester, Lancashire M1 6NF

\*Guide Price  
£130,000-£150,000

### A Vacant Seventh Floor One/Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 999 year lease from 20th March 1990 (thus approximately **964 years unexpired**).

#### Location

The property is located in The Village area of Manchester, close to local shops and amenities. There are numerous open spaces within easy reach some of which include Mayfield Park, Piccadilly Gardens and Palace Theatre Manchester. Transport links are provided by Manchester Piccadilly Train Station.

#### Description

The property comprises a seventh floor one/two bedroom flat situated within a Grade II Listed building arranging over ground and seven upper floors.

#### Accommodation

##### Seventh Floor

Reception Room

Kitchen

Bathroom

Bedroom

##### Mezzanine Floor

Bedroom area



LOT 185

43 Derbyshire Road, Partington, Manchester, Lancashire M31 4LE

\*Guide Price  
£80,000+

### A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £8,580 Per Annum

#### Tenure

Freehold

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Play Park are within easy reach. Transport links are provided by Irlam rail station.

#### Description

The property comprises a three bedroom mid terrace house arranged over ground and first floors.

#### Note

The property has not been inspected by Auction House London. All information has been supplied by the vendor.

EPC Rating D

#### Accommodation

##### Ground Floor

Reception Room

Kitchen

##### First Floor

Three Bedrooms

Bathroom

#### Exterior

The property benefits from a rear garden and off street parking.

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £8,580 per annum. We understand there may be potential to increase the rent.



LOT 186

1 Roseneath Court, Greenwood Gardens, Caterham,  
Surrey CR3 6RX\*Guide Price  
£60,000+**A Ground Floor Two Bedroom Retirement Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 25th March 1985 (thus approximately **58 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of White Knobs Park are within easy reach. Transport links are provided by Caterham rail station.

**Description**

The property comprises a ground floor two bedroom flat situated within a purpose built block arranged over ground and first floors.

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

G.I.A. Approximately 57 sq m

**Exterior**

The property benefits from a private rear garden and off street parking.

**Note**

To be eligible as a resident you must be aged 55 or over. Please refer to the legal pack for more information on eligibility

**EPC Rating D**



LOT 187

By Order of the Executors  
259 Dividy Road, Stoke-on-Trent,  
Staffordshire ST2 0BJ\*Guide Price  
£70,000+**A Vacant Two Bedroom Mid Terrace House****Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Berryhill Fields are within easy reach. Transport links are provided by Stoke-on-Trent rail station.

**Description**

The property comprises a two bedroom mid terrace house arranged over ground and first floors. The property requires a program of refurbishment.

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen/Dining Room  
Utility Room

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear yards.





## LOT 188 | 14-16 Barnsley Road, Barnsley, South Yorkshire S73 8DD

\*Guide Price  
**£260,000+**

**A Ten Bedroom HMO Fully Let Producing a Combined Income of £61,940 Per Annum (Reflecting a 23% Yield On Guide).**

**Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Netherwood Country Park are within easy reach. Transport links are provided by Wombwell rail station.

**Description**

The property comprises two mid terraced buildings arranged as a ten bedroom fully licensed HMO arranged over ground and first floors.

**Current Rent Reserved £61,940 per annum**

**Accommodation**

**14 Barnsley Road**

**Ground Floor**

3 x Letting Rooms (Each with En-Suite Bathroom)

**First Floor**

2 x Letting Rooms (Each with En-Suite Bathroom)

**16 Barnsley Road**

**Ground Floor**

Letting Room with En-Suite Bathroom

**First Floor**

4 x Letting Rooms (Each with En-Suite Bathroom)



## LOT 189 | 2A Abel Street, Burnley, Lancashire BB10 1QX

\*Guide Price  
**£10,000-£20,000**

**A Vacant First Floor One Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 999 year lease from 1st January 2023 (thus approximately **997 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Bank Hall Park are within easy reach. Transport links are provided by Burnley Central rail station.

**Description**

The property comprises a first floor one bedroom flat situated within a mid terrace building arranged over ground and first floors.

**Accommodation**

**First Floor**

Reception Room with Open-Plan Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from off street parking.



LOT 190

**41B Blackbird Hill, Kingsbury,  
London NW9 8RS****\*Guide Price  
£130,000+****A Second Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 24th June 1997 (thus approximately **71 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Neasden Recreation Ground are within easy reach. Transport links are provided by Wembley Park underground station (Jubilee line) and Wembley Stadium rail station.

**Description**

The property comprises a second floor one bedroom flat situated within a mid terraced building arranged over ground and two upper floors.

**Accommodation**

**Second Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom



LOT 191

**Flat 13 Eynsford House, 9 Lovelinch Close, Bermondsey,  
London SE15 1HD****\*Guide Price  
£205,000+****A Ground and First Floor Three Bedroom Split Level Flat****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Bridgehouse Meadows are within easy reach. Transport links are provided by South Bermondsey rail station.

**Description**

The property comprises a ground and first floor three bedroom split level flat situated within a purpose built block arranging over ground and three upper floors.

**Tenure**

Leasehold. The property is held on a 117 year lease from 2nd November 1992 (thus approximately **84 years unexpired**).

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom  
Separate WC

**EPC Rating C****On the Instructions of**



# LOT 192

## 112 Briton Ferry Road, Neath, West Glamorgan SA11 1AT

\*Guide Price  
**£50,000+**

### A Vacant Three Bedroom Mid Terrace House

#### Tenure

Freehold

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Mount Pleasant Park are within easy reach. Transport links are provided by Neath rail station.

#### Description

The property comprises a three bedroom mid terrace house arranged over ground and first floors.

#### Accommodation

##### Ground Floor

Two Reception Rooms  
Kitchen  
Bathroom

##### First Floor

Three Bedrooms

#### Exterior

The property benefits from a rear yard.

#### EPC Rating D



# LOT 193

## Flat A9-D Leighton Hall, Leighton Street, Preston, Lancashire PR1 8RH

\*Guide Price  
**£15,000+**

### A Fourth Floor Student Accommodation Studio Flat Subject to an Assured Shorthold Tenancy Producing £4,141.

#### Location

The property is situated on a residential road close to local shops and amenities. The open space of Avenham Park is within easy reach. Transport links are provided by Preston rail station.

#### Description

The property comprises a fourth floor studio flat situated within a purpose built building arranged over ground and four upper floors in UCLAN's Adelphi roundabout student village.

**Current Rent Reserved £4,141.65 per annum**

#### Tenure

Leasehold. The property is held on a 140 year lease from October 2015 (thus approximately **130 years unexpired**).

#### Accommodation

##### Fourth Floor

Studio Room  
Shower Room

#### Exterior

The property benefits from access to communal facilities including kitchen, various breakout areas and a games room.



LOT 194

**8 Station Terrace, Blackpool,  
Lancashire FY4 1HT****\*Guide Price  
£110,000+****A Vacant End of Terrace Building Arranged to Provide a Ground Floor Retail Unit and Five Flats (3 x One Bedroom, 2 x Two Bedroom)****Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Blackpool Pleasure Beach are within easy reach. Transport links are provided by Blackpool South rail station.

**Description**

The property comprises an end of terrace building arranged to provide a ground floor retail unit and five flats (3 x one bedroom, 2 x two bedroom) across ground and two upper floors.

**Accommodation****Ground Floor**

Retail Unit  
Office

**Flat 4**

Reception Room with Open-Plan  
Kitchen  
Bedroom  
Bathroom

**First Floor****Flat 1**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Flat 5**

Reception Room with Open-Plan  
Kitchen  
Bedroom  
Bathroom

**Second Floor****Flat 2**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Flat 6**

Reception Room with Open-Plan  
Kitchen  
Bedroom  
Bathroom

**Tenure**

Freehold

**Next auction: 6th & 7th August 2025**

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for this auction.

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# LOT 195

## Land on the North West Side of Bailey Street, Liverpool, Merseyside L1 5DP

\*Guide Price  
**£90,000+**



**A Plot of Land Measuring Approximately 80 sq m (861 sq ft). Offered with Planning Permission for the Erection of a Three Storey Six Bedroom Eight Person HMO.**

**Tenure**

Freehold

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site. The vendor has advised that the car park contract will end prior to completion. Once finished the vendor believes the rental income is in the region of £52,000 - £55,000 per annum.

**Location**

The land is situated on a residential road close to local shops and amenities and in a good location for per night accommodation. The open spaces of Great George Square are within easy reach. Transport links are provided by Liverpool Lime Street rail station.

**Description**

The lot comprises a plot of land measuring approximately 80 sq m (861 sq ft).

**Planning**

Liverpool City Council granted the following planning permission (ref: 21F/3351) on 9th August 2023: 'Erection of a three storey, 6-bedroom, 8 person property to be used as a HMO on an existing car park at the corner of Bailey Street and Grenville Street South'.

**Proposed Accommodation**

**Ground Floor**  
Communal Reception Room  
Communal Kitchen

**First Floor**  
Three Bedrooms  
Bathroom

**Second Floor**  
Three Bedrooms  
Bathroom

## LOT 196 | 7 Haylands Square, South Shields, Tyne And Wear NE34 0JB

\*Guide Price  
**£30,000-£50,000**

### A Vacant Three Bedroom Semi Detached House

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Temple Memorial Park are within easy reach. Transport links are provided by the A19.

#### Description

The property comprises a three bedroom semi detached house arranging over ground and first floors.

#### Note

The property has not been inspected by Auction House London. All information has been supplied by the vendor.

#### Tenure

Freehold

#### Accommodation

**Ground Floor**  
Reception Room  
Kitchen

#### First Floor

Three Bedrooms  
Bathroom

#### Exterior

The property benefits from both front and rear gardens.

#### EPC Rating D



## LOT 197 | Basement Area, 190 Stanstead Road, Lewisham, London SE23 1DA

\*Guide Price  
**£1,000-£5,000**

### A Vacant Lower Ground Floor Basement Area

#### Tenure

Leasehold. The basement area is held on a 99 year lease from 1st February 2020 (thus approximately **94 years unexpired**).

#### Description

The property comprises a lower ground floor basement area, accessed via a ground floor flat, situated within a mid terrace building arranging over ground and two upper floors. The basement currently has limited head height but there may be potential for excavation and development (subject to obtaining all necessary consents).

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Waterlink Way Park are within easy reach. Transport links are provided by Honor Oak Park overground station and rail station.

#### Accommodation

Access to the basement is via an internal staircase from the ground floor flat. A separate agreement between the buyer and the flat owner will be required, as there is no external access to the basement.

#### Note

The property has not been inspected by Auction House London. All information has been supplied by the vendor.





LOT 198

Flat 16C Millfield House, 68-84 Hylton Road, Sunderland,  
Tyne and Wear SR4 7BB

\*Guide Price  
**£5,000-£10,000**

**A First Floor Student Accommodation Unit Subject to an Assured Shorthold Tenancy Producing £5,720 Per Annum Equivalent**

**Tenure**

Leasehold. The property is held on a 250 year lease from 1st July 2013 (thus approximately **238 years unexpired**).

**Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Pocket Park are within easy reach. Transport links are provided by Sunderland rail station.

**Description**

The property comprises a first floor student accommodation unit situated within a purpose built block arranged over ground and four upper floors.

**EPC Rating D**

**Accommodation**

**First Floor**

Bedroom (With En-Suite)  
Communal Reception Room  
Communal Kitchen

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 357 days expiring on the 29th August 2025 at a rent of £110 per calendar week.

**Joint Auctioneers**

**HAMMERED**



LOT 199

Flats 1-4, 89 Bolckow Road, Grangetown,  
Redcar and Cleveland TS6 7ED

\*Guide Price  
**£100,000+**

**A Mid Terrace Building Arranged to Provide Four Flats (3 x One Bedroom, 1 x Studio) Fully Let Producing £25,200 Per Annum**

**Tenure**

Virtual Freehold. The property is held on a 999 year lease.

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Mannion Nature Park are within easy reach. Transport links are provided by South Bank rail station.

**Description**

The property comprises a mid terrace building arranged to provide four flats (3 x one bedroom, 1 x studio).

**Tenancy**

The property is subject to individual tenancies at a combined rent of £2,100 per calendar month.

**Note**

The property has not been inspected by Auction House London. All information has been supplied by the vendor.

**EPC Rating C**

**Accommodation**

**Ground Floor**

**Flat 1**

Reception Room with Open-Plan Kitchen  
Bedroom (with En-Suite)

**Flat 2**

Reception Room with Open-Plan Kitchen  
Bedroom (with En-Suite)

**First Floor**

**Flat 3**

Studio Room (with En-Suite)

**Flat 4**

Reception Room with Open-Plan Kitchen  
Bedroom (with En-Suite)



LOT 200

## Telephone Kiosk at Lower Chantry Lane, Longport, Canterbury, Kent CT1 1PE

\*Guide Price  
**£5,000-£15,000**

**A Vacant Grade II Listed Telephone Kiosk. Potential for a Variety of Uses (Subject to Obtaining all Relevant Consents)**

### Location

The telephone kiosk is situated on a residential road close to local shops and amenities. The open spaces of Franciscan Gardens are within easy reach. Transport links are provided by Canterbury West rail station.

### Description

The property comprises a Grade II Listed telephone kiosk.



LOT 201

## Land Lying on the North Side of Grimsdyke Cottage, Old Redding, Harrow, Middlesex HA3 6SF

\*Guide Price  
**£75,000+**

**A Plot of Land Measuring Approximately 0.72 Acres / 2,914 sq m (31,366 sq ft)**

### Tenure

Freehold

### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Bentley Priory Open Space are within easy reach. Transport links are provided by Stanmore underground station (Jubilee line) and Hatch End overground station.

### Description

The lot comprises a plot of land measuring approximately 0.72 Acres / 2,914 sq m (31,366 sq ft).

### Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.





LOT 202

69 Clarence Street, Seaton Sluice, Whitley Bay,  
Tyne And Wear NE26 4DN

\*Guide Price  
**£55,000-£65,000**

**A Vacant Ground Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 999 year lease from 14th April 1975 (thus approximately **952 years unexpired**). Ground Rent: £5 Per Annum

**Location**

Situated in the popular coastal village of Seaton Sluice, close to popular Beautiful Beach and the picturesque Holywell Dene, with good restaurants and pubs on the doorstep. Major road links (A19, A1 and A189) and the new Northumberland train line in close proximity makes commuting to other areas of the North East accessible.

**Description**

The property comprises a ground floor two bedroom flat situated within a mid terrace building arranged over ground and first floor levels.

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a private rear yard.

**EPC Rating C**



LOT 203

Land to the Rear of 14 Nunnery Road, Canterbury,  
Kent CT1 3LS

\*Guide Price  
**£4,000+**

**A Plot of Land Measuring Approximately 75 sq m (807 sq ft)**

**Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Greyfriars Gardens are within easy reach. Transport links are provided by Canterbury East rail station.

**Description**

A rectangular shaped parcel of land measuring approximately 75 sq m (807 sq ft).

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 204

## Flat 36 Kingsley Court, Windsor Way, Aldershot, Hampshire GU11 1HZ

\*Guide Price  
**£10,000+**

### A First Floor One Bedroom Retirement Flat Subject to an Assured Shorthold Tenancy Producing £11,000 Per Annum

#### Tenure

Leasehold. The property is held on a 125 year lease from the 1st February 2006 (thus approximately 105 years unexpired).

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Manor Park are within easy reach. Transport links are provided by Aldershot rail station.

#### Description

The property comprises a first floor one bedroom retirement flat situated within a purpose built block arranged over ground and three upper floors.

**EPC Rating B**

#### Accommodation

##### First Floor

Reception Room  
Kitchen  
Bedroom  
Bathroom

#### Exterior

The property benefits from communal gardens.

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £916.66 per calendar month.



LOT 205

## Land Off New Barn Lane, Cudham, Bromley, Kent TN14 7QH

\*Guide Price  
**£29,000+**

### A Plot of Land Measuring Approximately 0.53 Acres / 2,145 sq m (23,089 sq ft)

#### Tenure

Freehold

#### Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Biggin Hill Recreation Ground are within easy reach. Transport links are provided by Petts Wood rail station.

#### Description

The lot comprises a plot of land measuring approximately 0.53 Acres / 2,145 sq m (23,089 sq ft).

#### Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.





# LOT 206

## 0.47 Acres of Land at Downe Road, Keston, Greater London BR2 6AD

\*Guide Price  
**£21,000+**

**A Plot of Land Measuring Approximately 0.47 Acres / 1,902 sq m (20,473 sq ft)**

**Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Keston Common are within easy reach. Transport links are provided by Orpington rail station.

**Description**

The lot comprises a plot of land measuring approximately 0.47 Acres / 1,902 sq m (20,473 sq ft).

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



# LOT 207

## Land to the Rear of 206 Merry Hill Road, Bushey, Hertfordshire WD23 1AS

\*Guide Price  
**£5,000+**

**A Plot of Land Measuring Approximately 394 sq m (4,240 sq ft)**

**Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Hill Mead Nature Park are within easy reach. Transport links are provided by Bushey overground station and rail station.

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.

**Description**

The lot comprises a plot of land measuring approximately 394 sq m (4,240 sq ft). Plans have been drawn up for the erection of a three bedroom house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.



# LOT 208

## 141 Clough Close, Middlesbrough, Cleveland TS5 5EU

\*Guide Price  
**£35,000+**

**A First Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £5,100 Per Annum (Reflecting a Gross Initial Yield of 14.57%).**

### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Albert Park are within easy reach. Transport links are provided by Middlesbrough rail station.

### Description

The property comprises a first floor one bedroom flat situated within a purpose built block arranging over ground and two upper floors.

### Tenure

Leasehold. The property is held on a 155 year lease from 1st April 2003 (thus approximately **132 years unexpired**).

### Accommodation

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £425 per calendar month.



# LOT 209

## Land at 19-20 Sir Charles Irving Close, Cheltenham, Gloucestershire GL50 2DS

\*Guide Price  
**£10,000+**

**A Plot of Land Measuring Approximately 601 sq m (6,469 sq ft)**

### Tenure

Freehold

### Description

The lot comprises a plot of land measuring approximately 601 sq m (6,469 sq ft). Plans have been drawn up for the erection of 4 x two bedroom houses. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site. We understand there is a tree preservation order on the site, please refer to the legal pack for further information.

### Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Hatherley Park are within easy reach. Transport links are provided by Cheltenham Spa rail station.

### Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.

We have been advised that there is a TPO on the site. Please refer to the legal pack for further information.





## LOT 210 | Land at The Clumps, Ashford, Middlesex TW15 1AT

\*Guide Price  
**£10,000+**

### A Plot of Land Measuring Approximately 167 sq m (1,798 sq ft)

#### Tenure

Freehold

#### Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Bedfont Lakes Country Park are within easy reach. Transport links are provided by Ashford rail station.

#### Description

The lot comprises a plot of land measuring approximately 167 sq m (1,798 sq ft).

#### Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



## LOT 211 | Land Between 19 & 19A Brook Road, Trowbridge, Wiltshire BA14 9DJ

\*Guide Price  
**£10,000-£20,000**

### A Plot of Land Measuring Approximately 2,100 sq m (22,604 sq ft)

#### Tenure

Freehold

#### Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Biss Meadow Country Park are within easy reach. Transport links are provided by Trowbridge rail station.

#### Description

The property comprises a plot of land measuring approximately 2,100 sq m (22,604 sq ft).

#### Note

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site. Some or all of the plot may comprise adopted highway land.



LOT 212

**Land Adjacent 1 Weaver Close, Sandbach,  
Cheshire CW11 1EZ****\*Guide Price  
£5,000+****A Plot of Land Measuring Approximately 434 sq m (4,671 sq ft)****Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Elworth Park are within easy reach. Transport links are provided by Sandbach rail station.

**Description**

The lot comprises a plot of land measuring approximately 434 sq m (4,671 sq ft). We understand the land is classified as a public open space/amenity land by the local authority.

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Some or all of the plot may comprise adopted highway land and if the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



LOT 213

**Land to the Rear of 39 Gaston Way, Shepperton,  
Middlesex TW17 8EZ****\*Guide Price  
£10,000-£20,000****A Plot of Land Measuring Approximately 38 sq m (409 sq ft)****Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Bishop Duppa's Recreation Ground are within easy reach. Transport links are provided by Shepperton rail station.

**Description**

A plot of land measuring approximately 38 sq m (409 sq ft).

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.





## LOT 214 | Five Freehold Garages Pencwmdy, Pontardawe, Swansea, West Glamorgan SA8 4QX

\*Guide Price  
**£5,000-£10,000**

### Five Vacant Single Storey Lock-Up Garages

**Tenure**

Freehold

**Description**

The lot comprises a terraced block of 5 single lock-up garages (13,14,15,16,17).

**Note**

We have been advised by the seller that there is a potential rental income of circa £3,000 per annum.

**Location**

The lot comprises a terrace of five garages located close to the local shops and amenities of Ynsmeudwy Road. There are numerous green open spaces that are within easy reach. Transport links are provided by the M4 to the south.



## LOT 215 | Land at Springfield Close, The Reddings, Cheltenham, Gloucestershire GL51 6SE

\*Guide Price  
**£30,000+**

### A Plot of Land Measuring Approximately 390 sq m (4,197 sq ft). Offered With Planning Permission for the Erection of a Two Bedroom House

**Tenure**

Freehold

**Description**

The lot comprises a parcel of land measuring approximately 390 sq m (4,197 sq ft).

**Planning**

Cheltenham Borough Council granted the following planning permission (ref: 24/00389/FUL) on 19th April 2024: 'Erection of one dwelling house.'

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Benhall Park are within easy reach. Transport links are provided by Cheltenham Spa rail station.

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site. Some or all of the plot may comprise adopted highway land.



LOT 216

Unit 19e Jubilee Court, 129 Fylde Road, Preston,  
Lancashire PR1 2XP\*Guide Price  
**£5,000-£10,000****A Second Floor Student Accommodation Unit Subject to an Assured Shorthold Tenancy Producing £4,940 Per Annum Equivalent****Tenure**

Leasehold. The property is held on a 250 year lease from 21st September 2016 (thus approximately **241 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Moor Park are within easy reach. Transport links are provided by Preston rail station.

**Description**

The property comprises a second floor student accommodation unit situated within a purpose built block arranged over ground and four upper floors.

**EPC Rating A****Accommodation****Second Floor**

Bedroom (With En-Suite)  
Communal Reception Room  
Communal Kitchen

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 265 days expiring on the 31st May 2025 at a rent of £95 per calendar week.

**Joint Auctioneers****HAMMERED**

LOT 217

Romero Court, 105 Olympic Way, High Wycombe,  
Buckinghamshire HP13 7PR\*Guide Price  
**Sold Prior****A Vacant Third Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 1st April 2015 (thus approximately **115 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of The Rye are within easy reach. Transport links are provided by High Wycombe rail station.

**Description**

The property comprises a third floor one bedroom flat situated within a purpose built block arranged over ground and four upper floors.

**Accommodation****Third Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a private balcony.

**EPC Rating B**



## LOT 218 | 4 Rushdon Close, Romford, Essex RM1 2RE

\*Guide Price

**Sold Prior**

### A Vacant Ground Floor One Bedroom Flat

#### Tenure

Leasehold. The property is held on a 999 year lease from 1st April 1985 (thus approximately 959 years unexpired).

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Hylands Park are within easy reach. Transport links are provided by Romford overground station and rail station.

#### Description

The property comprises a ground floor one bedroom flat situated within a purpose built block arranging over ground and two upper floors.

#### Accommodation

##### Ground Floor

Reception Room  
Kitchen  
Bedroom  
Bathroom

#### Exterior

The property benefits from allocated parking.

#### EPC Rating E



## LOT 219 | 15A Hilldene Avenue, Romford, Essex RM3 8YL

\*Guide Price

**Sold Prior**

### A Three Bedroom Semi Detached House Subject to an Assured Shorthold Tenancy Producing £21,600 Per Annum (Equivalent)

#### Tenure

Freehold

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Bosworth Field are within easy reach. Transport links are provided by Harold Wood underground station (Elizabeth line) and the M25.

#### Description

The property comprises a three bedroom semi detached house arranging over ground and first floors.

#### EPC Rating C

#### Accommodation

##### Ground Floor

Reception Room  
Kitchen  
WC

##### First Floor

Three Bedrooms  
Bathroom

#### Exterior

The property benefits from a rear garden and off street parking.

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,800 per calendar month.



LOT 220

**4 Mayfield Road, Walthamstow,  
London E17 5RH**\*Guide Price  
**Sold Prior****A Vacant Three Bedroom Semi Detached House with Potential  
for Loft Conversion (Subject to Obtaining all Relevant Consents)****Tenure**  
Freehold**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Higham Hill Park are within easy reach. Transport links are provided by Blackhorse Road underground station (Victoria line) and overground station.

**Description**

The property comprises a three bedroom semi detached house arranged over ground and first floors.

**Accommodation****Ground Floor**

Two Reception Rooms (One with Open-Plan Kitchen)  
Bathroom

**First Floor**

Three Bedrooms  
Shower Room with WC

**Exterior**

The property benefits from a rear garden and an outbuilding.

**EPC Rating D**

LOT 221

**By Order of a Housing Association  
55 Pilton Place, Southwark,  
London SE17 1DW**\*Guide Price  
**Sold Prior****A Vacant First Floor One Bedroom Flat****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Burgess Park are within easy reach. Transport links are provided by Kennington underground station (Northern line) and Elephant & Castle rail station.

**Description**

The property comprises a first floor one bedroom flat situated within a purpose built block arranging over ground and four upper floors. The property requires a program of refurbishment.

**EPC Rating C****Tenure**

Leasehold. The property will be held on a new 125 year lease.

**Accommodation****First Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom





## LOT 222 | Land Adjacent to Adstock Way, Paggete Way & Hogg Lane, Grays, Essex RM17 5JA

\*Guide Price  
**Sold Prior**

**A Plot of Land Measuring Approximately 0.4 Acres / 1,619 sq m (17,424 sq ft) Offered With Planning Permission in Principle to Erect Eight Houses (8 x Three Bedroom Houses)**

**Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Grays Chalk Quarry Nature Reserve are within easy reach. Transport links are provided by Grays rail station.

**Description**

The lot comprises a plot of land measuring approximately 0.4 Acres / 1,619 sq m (17,424 sq ft).

**Planning**

Thurrock Borough Council granted the following planning permission (ref: 23/01480/PIP) on 24th January 2024 : Permission in Principle for residential development of 8 dwellings'.

**Note**

The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.



## LOT 223 | By Order of the LPA Receivers 50 Hampton House, 2 Michael Road, Fulham, London SW6 2RL

\*Guide Price  
**Sold Prior**

**A Vacant First Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 999 year lease from 1st January 2022 (thus approximately **996 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Eel Brook Common are within easy reach. Transport links are provided by Imperial Wharf overground station and rail station.

**Description**

The property comprises a first floor two bedroom flat situated within a purpose built block arranging over ground and six upper floors. The property benefits from multiple communal amenities such as; residents lounge bar, a spa, gym and two cinema rooms.

**Accommodation**

**First Floor**

Reception Room  
Kitchen  
Two Bedrooms (One with En-Suite)  
Bathroom

**Exterior**

The flat benefits from two private balconies. The property benefits from a residents lounge bar, communal dining room, private meeting rooms, a swimming pool, sauna and steam room, a gym, two cinema rooms and a games room.

**EPC Rating B**



LOT 224

20 Hood Road, Rainham,  
Essex RM13 8AT\*Guide Price  
**Sold Prior****A Two Bedroom Semi Detached Bungalow Subject to an Assured Shorthold Tenancy Producing £18,000 Per Annum (Equivalent)****Tenure**  
Freehold**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Lessa Park are within easy reach. Transport links are provided by Dagenham East underground station (District line) and Rainham rail station.

**Description**

The property comprises a two bedroom semi detached bungalow arranged over the ground floor.

**EPC Rating E****Accommodation****Ground Floor**

Large Reception Room with Open-Plan Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens and off street parking.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,500 per calendar month.



LOT 225

27A Amersham Road, New Cross,  
London SE14 6QQ\*Guide Price  
**Sold Prior****A Vacant Lower Ground Floor One Bedroom Flat****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Fordham Park are within easy reach. Transport links are provided by New Cross overground station and rail station.

**Description**

The property comprises a lower ground floor one bedroom flat situated within a mid terrace building arranged over lower ground, raised ground and two upper floors. Access is via a private entrance from the front garden.

**EPC Rating C****Tenure**

Leasehold. The property is held on a 125 year lease from 12th October 2015 (thus approximately 115 years unexpired).

**Accommodation****Lower Ground Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom  
Study Room  
Storage Rooms

**Exterior**

The property benefits from a patio to the rear.





# LOT 226

138 Bedminster Down Road, Bristol,  
Avon BS13 7AF

\*Guide Price  
**Sold Prior**

**A Vacant Six Room Detached House with Workshop**

<b>Tenure</b> Freehold	<b>Accommodation</b> Cellar Room
<b>Location</b> The property is situated on a residential road close to local shops and amenities. The open spaces of Manot Woods Valley are within easy reach. Transport links are provided by Parson Street rail station.	<b>Ground Floor</b> Three Rooms Kitchen Shower
<b>Description</b> The property comprises a six room detached house arranging over lower ground, ground and two upper floors. The property has been granted an HMO license.	<b>First Floor</b> Three Rooms Bathroom
<b>EPC Rating</b> E	<b>Second Floor</b> Room Loft Space
	Total GIA Approximately 2,994 Sq Ft / 278 SqM



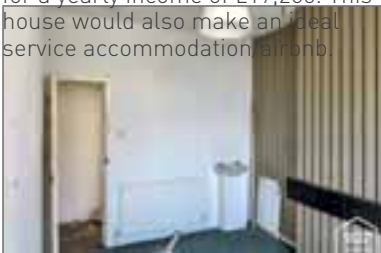
# LOT 227

National Online Auction - 3rd June 2025  
9 Lytham Road, Blackpool,  
Lancashire FY1 6DU

\*Guide Price  
**Sold Prior**

**A Vacant Six Room End of Terrace Former Hotel**

<b>Tenure</b> Freehold	<b>Accommodation</b> <b>Ground Floor</b> Through Room Room Kitchen Utility Room
<b>Location</b> The property is situated on a residential road close to local shops and amenities. The open spaces of Stanley Park are within easy reach. Transport links are provided by Blackpool South rail station.	<b>First Floor</b> Two Rooms Two Bathrooms
<b>Description</b> The property comprises a six room end of terrace former hotel arranged over ground and two upper floors.	<b>Second Floor</b> Two Rooms
	<b>Note</b> The property is in need of renovations but once improved would attract a rental income of £400 per room per month, allowing for a yearly income of £19,200. This house would also make an ideal service accommodation along



LOT 228

**Flat 22 Lock House Tavern Quay, Rope Street,  
Rotherhithe, London SE16 7FB****\*Guide Price  
Sold Prior****A Sixth Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 240 year lease from 25th March 2014 (thus approximately **239 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Deptford Park are within easy reach. Transport links are provided by Surrey Quays underground station and South Bermondsey rail station.

**Description**

The property comprises a sixth floor two bedroom flat situated within a purpose built block arranged over ground and seven upper floors.

**Accommodation****Sixth Floor**

Reception Room  
Kitchen  
Two Bedrooms (One with En-Suite)  
Bathroom

**Exterior**

The property benefits from a private balcony and allocated parking.

**EPC Rating B****On the Instructions of**

LOT 229

**Flat 9 Lyndhurst House, Ellisfield Drive, Putney,  
London SW15 4DR****\*Guide Price  
Sold Prior****A Fourth Floor Two Room Flat Subject to an Assured Shorthold  
Tenancy Producing £22,800 Per Annum****Tenure**

Leasehold. The property is held on a 125 year lease from 26th September 1988 (thus approximately **89 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Roehampton Creation Centre are within easy reach. Transport links are provided by Richmond underground station (District line) and underground station and Barnes rail station.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,900 per calendar month.

**Note**

The property has not been inspected by Auction House London. All information has been supplied by the vendor.

**Description**

The property comprises a fourth floor two room flat situated within a purpose built block arranged over ground and eleven upper floors.

**Accommodation****Fourth Floor**

Reception Room with Open Plan Kitchen  
Two Rooms  
Bathroom

**Exterior**

The property benefits from a private balcony.

**EPC Rating C**



# LOT 230

## 76A Grange Park Road, Thornton Heath, Surrey CR7 8QB

\*Guide Price

**Sold Prior**

### A Vacant First Floor Two Bedroom Maisonette

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Grangewood Park are within easy reach. Transport links are provided by Norwood Junction overground station and Thornton Heath rail station.

#### Description

The property comprises a first floor two bedroom maisonette situated within a mid terrace building arranging over ground and first floors. The property requires a program of refurbishment.

**EPC Rating E**

#### Tenure

Leasehold. The property is held on a 125 year lease from 25th March 1993 (thus approximately **92 years unexpired**).

#### Accommodation

**First Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom



# LOT 231

## National Online Auction - 3rd June 2025 Flat 2 Cramer Court, Warwick Road, New Malden, Surrey KT3 3SH

\*Guide Price

**Sold Prior**

### A Ground Floor One Bedroom Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 1st January 1996 (thus approximately **95 years unexpired**).

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Kingston Road Recreation Ground are within easy reach. Transport links are provided by New Malden rail station.

**EPC Rating C**

#### Description

The property comprises a ground floor one bedroom flat situated within a purpose built block arranged over ground and first floors.

#### Accommodation

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

#### Exterior

The property benefits from communal gardens and an allocated parking space.



LOT 232

11 Lytham Road, Blackpool,  
Lancashire FY1 6DU

\*Guide Price

**Sold Prior****A Vacant Six Room Mid Terrace Former Hotel****Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Stanley Park are within easy reach. Transport links are provided by Blackpool South rail station.

**Note**

The property is in need of renovations but once improved would attract a rental income of £400 per room per month, allowing for a yearly income of £19,200. This house would also make an ideal service accommodation/airbnb.

The second floor has not been inspected by Auction House London. All information has been supplied by the vendor.

**Description**

The property comprises a six room mid terrace former hotel arranged over ground and two upper floors.

**Accommodation****Ground Floor**

Through Room  
Kitchen  
Utility Room

**First Floor**

Three Rooms  
Kitchen

**Second Floor**

Two Rooms



LOT 233

42A West Street, Portchester, Fareham,  
Hampshire PO16 9UN

\*Guide Price

**Sold Prior****A First Floor Three Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £12,600 Per Annum****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Castle Shore Park are within easy reach. Transport links are provided by Porchester rail station.

**Description**

The property comprises a first floor three bedroom flat situated within a mixed use parade arranging over ground and first floors.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £12,600 per annum.

**Tenure**

Leasehold. The property is held on a new 150 year lease.

**Accommodation****First Floor**

Reception Room  
Kitchen  
Three Bedrooms  
Study Room  
Bathroom

**Exterior**

The property benefits from a private balcony and roof terrace.

**EPC Rating E**



## LOT 234 | 118 Clements Court, Green Lane, Hounslow, Middlesex TW4 6EE

\*Guide Price  
**Sold Prior**

### A Vacant Third Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 28th June 1999 (thus approximately **99 years unexpired**).

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Hounslow Heath are within easy reach. Transport links are provided by Hatton Cross underground station (Piccadilly line)

#### Description

The property comprises a third floor two bedroom flat situated within a purpose built building arranged over ground and three upper floors.

#### Accommodation

**Third Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom



## LOT 235 | 46L Salisbury Road, Wood Green, London N22 6NX

\*Guide Price  
**Sold Prior**

### A Ground Floor One Bedroom Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 1st February 1993 (thus approximately 92 years unexpired) at a ground rent of £10 per annum.

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Russell Park are within easy reach. Transport links are provided by Turnpike Lane underground station (Piccadilly line) and Alexandra Palace rail station.

#### Description

The property comprises a ground floor one bedroom flat situated within an end of terrace building arranged over ground and first floors.

#### Accommodation

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

#### Exterior

The property benefits from a private rear garden.



LOT 236

Flat 5, 27 Biscot Road, Luton,  
Bedfordshire LU3 1AH

\*Guide Price

**Sold Prior****A Vacant First Floor Studio Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 1st November 2003 (thus approximately **77 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Wardown Park are within easy reach. Transport links are provided by Luton rail station and the M1.

**Description**

The property comprises a first floor studio flat situated within an end of terrace building arranged over ground and two upper floors.

**Accommodation****First Floor**

Studio Room with Kitchenette  
Bathroom

**Tenancy**

The rental income is expected at £1,000 per calendar month.



LOT 237

By Order of the Executors  
44 Corinthian Avenue, Grimsby,  
South Humberside DN34 4QT

\*Guide Price

**Sold Prior****A Vacant Three Bedroom Mid Terrace House****Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Kingston Gardens are within easy reach. Transport links are provided by Grimsby Town rail station.

**Description**

The property comprises a three bedroom mid terrace house arranged over ground and first floors. The property requires a program of refurbishment.

**Accommodation****Ground Floor**

Two Reception Rooms  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.





# Common Auction Conditions (Edition 4)

## Reproduced with the consent of the RICS

Common Auction Conditions (4th Edition – reproduced with the consent of the RICS). The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

### INTRODUCTION

The Common Auction Conditions are designed for real estate auctions, to set a consistent practice across the industry. There are three sections, all of which must be included without variation, except where stated:

### GLOSSARY

The glossary gives special meanings to certain words used in the conditions.

### AUCTION CONDUCT CONDITIONS

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who participates in the auction. They apply wherever the property is located, and cannot be changed without the auctioneer's agreement.

We recommend that these conditions are set out in a two-part notice to bidders, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions and any extra auction conduct conditions.

### SALE CONDITIONS

The Sale Conditions apply only to property in England and Wales, and govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum. They must not be used if other standard conditions apply.

### GLOSSARY

This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the Common AUCTION Conditions that must be included without variation (but the SPECIAL CONDITIONS may include defined words that differ from the glossary so long as they apply only to the SPECIAL CONDITIONS).

The laws of England and Wales apply to the CONDITIONS and YOU, WE, the SELLER and the BUYER all submit to the jurisdiction of the Courts of England and Wales.

Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the AUCTION or the CONTRACT DATE (as applicable); and
- where the following words appear in small capitals they have the specified meanings.

### ACTUAL COMPLETION DATE

The date when COMPLETION takes place or is treated as taking place for the purposes of apportionment and calculating interest.

### ADDENDUM

An amendment or addition to the CONDITIONS or to the PARTICULARS or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS or an oral announcement at the AUCTION.

### AGREED COMPLETION DATE

Subject to CONDITION G9.3:

- a) the date specified in the SPECIAL CONDITIONS; or
- b) if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE; but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

### APPROVED FINANCIAL INSTITUTION

Any bank or building society that is regulated by a competent UK regulatory authority or is otherwise acceptable to the AUCTIONEERS.

### ARREARS

ARREARS of rent and other sums due under the TENANCIES and still outstanding on the ACTUAL COMPLETION DATE.

### ARREARS SCHEDULE

The ARREARS schedule (if any) forming part of the SPECIAL CONDITIONS.

### AUCTION

The AUCTION advertised in the CATALOGUE.

### AUCTION CONDUCT CONDITIONS

The conditions so headed, including any extra AUCTION CONDUCT CONDITIONS.

### AUCTIONEERS

The AUCTIONEERS at the AUCTION.

### BUSINESS DAY

Any day except (a) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

### BUYER

The person who agrees to buy the LOT or, if applicable, that person's personal representatives: if two or more are jointly the BUYER their obligations can be enforced against them jointly or against each of them separately.

### CATALOGUE

The catalogue for the AUCTION as it exists at the date of the AUCTION (or, if the catalogue is then different, the date of the CONTRACT) including any ADDENDUM and whether printed or made available electronically.

### COMPLETION

Unless the SELLER and the BUYER otherwise agree, the occasion when they have both complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION has been unconditionally received in the SELLER'S conveyancer's client account (or as otherwise required by the terms of the CONTRACT).

### CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

### CONTRACT

The CONTRACT by which the SELLER agrees to sell and the BUYER agrees to buy the LOT.

### CONTRACT DATE

The date of the AUCTION or, if the LOT is sold before or after the AUCTION:

- a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or
- b) if CONTRACTS are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

### DOCUMENTS

DOCUMENTS of title including, if title is registered, the entries on the register and the title plan and other DOCUMENTS listed or referred to in the SPECIAL CONDITIONS relating to the LOT (apart from FINANCIAL CHARGES).

### EXTRA GENERAL CONDITIONS

Any CONDITIONS added or varied by the AUCTIONEERS starting at CONDITION G30.

### FINANCIAL CHARGE

A charge to secure a loan or other financial indebtedness (but not including a rentcharge or local land charge).

### GENERAL CONDITIONS

The SALE CONDITIONS headed 'GENERAL CONDITIONS OF SALE', including any EXTRA GENERAL CONDITIONS.

### INTEREST RATE

If not specified in the SPECIAL CONDITIONS, the higher of 6% and 4% above the base rate from time to time of Barclays Bank plc. The INTEREST RATE will also apply to any judgment debt, unless the statutory rate is higher.

### LOT

Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including chattels, if any).

### OLD ARREARS

ARREARS due under any of the TENANCIES that are not "new TENANCIES" as defined by the Landlord and Tenant (Covenants) Act 1995.

### PARTICULARS

The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM).

### PRACTITIONER

An insolvency PRACTITIONER for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, a person undertaking a similar role).

### PRICE

The PRICE (exclusive of VAT) that the BUYER agrees to pay for the LOT.

### READY TO COMPLETE

Ready, willing and able to complete: if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding financial charges do not prevent the SELLER from being READY TO COMPLETE.

### SALE CONDITIONS

The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.

### SALE MEMORANDUM

The form so headed (whether or not set out in the CATALOGUE) in which the terms of the CONTRACT for the sale of the LOT are recorded.

### SELLER

The person selling the LOT. If two or more are jointly the SELLER their obligations can be enforced against them jointly or against each of them separately.

### SPECIAL CONDITIONS

Those of the SALE CONDITIONS so headed that relate to the LOT.

### TENANCIES

TENANCIES, leases, licences to occupy and agreements for lease and any DOCUMENTS varying or supplemental to them.

### TENANCY SCHEDULE

The schedule of TENANCIES (if any) forming part of the SPECIAL CONDITIONS.

### TRANSFER

TRANSFER includes a conveyance or assignment (and "to TRANSFER" includes "to convey" or "to assign").

### TUPE

The TRANSFER of Undertakings (Protection of Employment) Regulations 2006.

### VAT

Value Added Tax or other tax of a similar nature.

### VAT OPTION

An option to tax.

### WE (and US and OUR)

The AUCTIONEERS.

### YOU (and YOUR)

Someone who has seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

## AUCTION CONDUCT CONDITIONS

Words in small capitals have the special meanings defined in the Glossary. The AUCTION CONDUCT CONDITIONS (as supplemented or varied by CONDITION A6, if applicable) are a compulsory section of the Common AUCTION Conditions. They cannot be disappplied or varied without OUR agreement, even by a CONDITION purporting to replace the Common AUCTION Conditions in their entirety.

### A1

#### INTRODUCTION

The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

#### A1.1

If YOU make a bid for a LOT or otherwise participate in the

#### A1.2

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150



# Common Auction Conditions (Edition 4)

## Reproduced with the consent of the RICS

G9.4	The SELLER must (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and (b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).	(e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and (f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.	G15.5	AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION. The BUYER confirms that after COMPLETION the BUYER intends to (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and (b) collect the rents payable under the TENANCIES and charge VAT on them.	
G9.5	The BUYER must promptly (a) provide references and other relevant information; and (b) comply with the landlord's lawful requirements.	G11.9	Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.	G15.6	If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then: (a) the SELLER's conveyancer is to notify the BUYER's conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT; (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.
G9.6	If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.	G12	<b>MANAGEMENT</b> This CONDITION G12 applies where the LOT is sold subject to TENANCIES. The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION. The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and: (a) the SELLER must comply with the BUYER's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability; (b) if the SELLER gives the BUYER notice of the SELLER's intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.	G16	<b>CAPITAL ALLOWANCES</b> This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT. The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER's claim for capital allowances. The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS. The SELLER and BUYER agree: (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.
G10	<b>INTEREST AND APPORTIONMENTS</b>	G12.1		G16.1	
G10.1	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.	G12.2		G16.2	
G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.	G12.3		G16.3	
G10.3	Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless: (a) the BUYER is liable to pay interest; and (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.	G13	<b>RENT DEPOSITS</b> Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied. The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other DOCUMENT under which the rent deposit is held. If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER's lawful instructions. Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to: (a) observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach; (b) give notice of assignment to the tenant; and (c) give such direct covenant to the tenant as may be required by the rent deposit deed.	G16.4	
G10.4	Apportionments are to be calculated on the basis that: (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made; (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.	G13.1		G17	<b>MAINTENANCE AGREEMENTS</b> The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER's cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS. The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.
G10.5	If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.	G13.2		G17.1	
G10.5		G13.3		G17.2	
G10.5		G13.4		G18	<b>LANDLORD AND TENANT ACT 1987</b> This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part 1 of the Landlord and Tenant Act 1987 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.
G11	<b>ARREARS</b>			G18.1	
Part 1 – Current rent				G18.2	
G11.1	"Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.			G19	<b>SALE BY PRACTITIONER</b> This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER. The PRACTITIONER has been duly appointed and is empowered to sell the LOT. Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER's obligations. The TRANSFER is to include a declaration excluding that personal liability. The LOT is sold (a) in its condition at COMPLETION; (b) for such title as the SELLER may have; and (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.
G11.2	If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.	G14	<b>VAT</b> Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice. Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.	G19.1	
G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.	G14.1		G19.2	
Part 2 – BUYER to pay for ARREARS		G14.2		G19.3	
G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.			G19.4	
G11.5	The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.	G15	<b>TRANSFER AS A GOING CONCERN</b> Where the SPECIAL CONDITIONS so state: (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and (b) this CONDITION G15 applies. The SELLER confirms that the SELLER: (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.	G19.5	
G11.6	If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.	G15.1		G19.6	
Part 3 – BUYER not to pay for ARREARS		G15.2		G20	<b>TUPE</b> If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect. If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply: (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION. (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERring Employees. (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERring Employees and the SELLER
G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS (a) so state; or (b) give no details of any ARREARS.	G15.3		G20.1	
G11.8	While any ARREARS due to the SELLER remain unpaid the BUYER must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY; (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require; (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order;	G15.4		G20.2	

# Common Auction Conditions (Edition 4)

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	will TRANSFER to the BUYER on COMPLETION.	
	(d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERring Employees after COMPLETION.	G24.2
<b>G21</b>	<b>ENVIRONMENTAL</b>	
G21.1	This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.	
G21.2	The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT	G24.3
G21.3	The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.	G24.4
<b>G22</b>	<b>SERVICE CHARGE</b>	
G22.1	This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.	
G22.2	No apportionment is to be made at COMPLETION in respect of service charges.	
G22.3	Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing: (a) service charge expenditure attributable to each TENANCY; (b) payments on account of service charge received from each tenant; (c) any amounts due from a tenant that have not been received; (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.	G24.5
G22.4	In respect of each TENANCY, if the service charge account shows: (a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or (b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER; but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.	<b>G25</b> G25.1 G25.2
G22.5	In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.	G25.3
G22.6	If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund: (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.	<b>G26</b>
<b>G23</b>	<b>RENT REVIEWS</b>	
G23.1	This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.	<b>G27</b> G27.1
G23.2	The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.	
G23.3	Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.	<b>G28</b> G28.1
G23.4	The SELLER must promptly: (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.	G28.2
G23.5	The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.	
G23.6	When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.	G28.3
G23.7	If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as ARREARS.	G28.4
G23.8	The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.	
<b>G24</b>	<b>TENANCY RENEWALS</b>	<b>G29</b>
G24.1	This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part	

II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.

Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.

Following COMPLETION the BUYER must:

(a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;

(b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and

(c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.

The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.

**WARRANTIES**

Available warranties are listed in the SPECIAL CONDITIONS.

Where a warranty is assignable the SELLER must:

(a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and

(b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.

If a warranty is not assignable the SELLER must after COMPLETION:

(a) hold the warranty on trust for the BUYER; and

(b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.

**NO ASSIGNMENT**

The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.

**REGISTRATION AT THE LAND REGISTRY**

This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:

- (a) procure that it becomes registered at the Land Registry as proprietor of the LOT;
- (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
- (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.

This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:

- (a) apply for registration of the TRANSFER;
- (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and
- (c) join in any representations the SELLER may properly make to the Land Registry relating to the application.

**NOTICES AND OTHER COMMUNICATIONS**

All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.

- A communication may be relied on if:
- (a) delivered by hand; or
- (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
- (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.
- A communication is to be treated as received:
- (a) when delivered, if delivered by hand; or
- (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.
- A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.

**CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999**

No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999.

### EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

- 1 The Deposit**
- 1.1 General Conditions A5.5a shall be deemed to be deleted and replaced by the following:
- 1.2 A5.5a. The Deposit:
- (a) must be paid to the auctioneers by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept). Payments by cheque will incur an additional administration fee of £30.00 (£25.00 + VAT) to the Auctioneer
- (b) is to be held as stakeholder save to the extent of the auctioneers' fees and expenses (which shall subject to clause 2.1 of the Extra General Conditions include the Buyer's Administration Charge) which part of the deposit shall be held as agents for the seller. Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place.
- 2 Buyer's Administration Charge**
- 2.1 Should your bid be successful for the Lot you will be liable to pay a Buyer's Administration Charge of £1,500 (£1,250 + VAT) upon exchange of contracts to the Auctioneer. The Buyer's Administration Charge is payable at any time the Lot is sold and not limited to sales in the auction room. In the event that the Buyer does not pay this fee directly to the auctioneers on exchange of contracts of the Lot then the provisions under clause 1.2 b) of the Extra General Conditions shall apply.
- 3 Extra Auction Conduct Conditions**
- 3.1 Despite any special condition to the contrary the minimum deposit we accept is £5,000 (or the total price, if less). A special condition may, however, require a higher minimum deposit.

### MONEY LAUNDERING REGULATIONS

Due to the new changes to Money Laundering regulations for buying and selling at auction, as of the 26 June 2018 we are now required by Law to ID check everyone who offers, bids or buys at auction.

- What the new regulations mean for you as a bidder or buyer at the auction:**
- In the case of an individual bidding at auction, we will require a certified copy of a passport and utility bill.
  - In the case of an individual acting on behalf of a third party individual, we will require a certified copy of a passport and recent utility bill from both parties.
  - In the case of an individual acting on behalf of a company we will require details about the company including ownership information on the ultimate holding company and ultimate beneficial owners of the company, including current addresses and dates of birth.
  - If you are unable to attend in person or will be sending us a remote bidding form, we will require certified ID that has been identified by a professionally recognised individual. This will need to be provided to us in advance of the auction date.
  - Your ID will be kept on file for 5 years and will we will only require updated documents if you change address.
  - Registration on the day of the auction opens from 10:30am so please ensure you arrive early to ensure we have been able to satisfactory fulfil the necessary requirements.

- At registration for the auction you must provide 2 forms of ID, one photographic and one proof of residence that is dated within the last 3 months (a list of acceptable ID documents can be seen below):**
- Photographic evidence of identity**
- Current signed Passport
  - Current full UK/EU photo card driving licence
  - Valid ID card (eg, HM Forces, police warrant, prison officer card, government/ local authority issued card
  - Firearm or shotgun certificate
  - Resident permit issued by the Home Office to EU National
- Evidence of Residence**
- Current full UK/EU photo card driving licence (if not used to prove identity)
  - Utility bill issued in last three months (not mobile phone)
  - Recent bank/ building society/ mortgage/ credit card statement
  - Current house/ motor insurance certificate
  - Revenue & Customs tax notification
- Recent council tax bill ID can be approved as follows:**
- Come to our office with originals and we will certify them free of charge
  - Solicitors, the bank, an accountant or other professional body can certify the relevant ID
  - The Post Office can verify up to 3 forms of ID for a charge of £10.50.

All certified ID can be sent to us at [info@auctionhouselondon.co.uk](mailto:info@auctionhouselondon.co.uk). The purpose of Auction House London obtaining this information is in order for us to carry out customer due diligence in compliance with the regulations. There are no exceptions and Auction House London takes its obligations very seriously. If you have any queries please contact us on 020 7625 9007. Thank you for your understanding and helping us comply with these regulations.



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**Auction  
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LONDON

# Auction House London

## 2025 Auction Schedule

Wednesday 12th February & Thursday 13th February

Wednesday 19th March & Thursday 20th March

Wednesday 23rd April & Thursday 24th April

Wednesday 28th May & Thursday 29th May

Wednesday 2nd July & Thursday 3rd July

Wednesday 6th August & Thursday 7th August

Wednesday 10th September & Thursday 11th September

Thursday 16th October & Friday 17th October

Wednesday 12th November & Thursday 13th November

Wednesday 10th December & Thursday 11th December

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