

An aerial photograph of London at sunset. The River Thames flows through the center, with the Tower Bridge in the foreground. The City of London skyline is visible in the background, including the Gherkin and other skyscrapers. The sky is a mix of orange, pink, and blue. A large white diagonal shape cuts across the image from the top left to the bottom right, creating a space for text.

**Auction  
House**  
LONDON

## **TWO DAY AUCTION**

6th & 7th August 2025

**LIVE STREAM AUCTION  
REGISTERED BIDDING ONLY**



August 2025

**Wednesday 6th August**

**Commencing at 9.30am**

**Thursday 7th August**

**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  
5 Hampstead Gate, 1a Frognal,  
Hampstead, London NW3 6AL  
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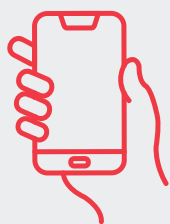
**# extracting  
every last BID**



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## 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.

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[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



**Jordan Phillips**  
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## OUR 2025 AUCTION SCHEDULE

### Our figures for FEBRUARY

Lots Offered	Lots Sold	Total Raised
291	228	£41M

### Our figures for MARCH

Lots Offered	Lots Sold	Total Raised
222	162	£30M

### Our figures for APRIL

Lots Offered	Lots Sold	Total Raised
225	160	£31M

### Our figures for MAY

Lots Offered	Lots Sold	Total Raised
217	152	£34M

### Our figures for JULY

Lots Offered	Lots Sold	Total Raised
216	151	£31M

Our next Auction Dates

## 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



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# Buying at Auction

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LONDON**

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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 - 160

**Next Page >>>**



LOT 1

30 Eveline Road, Mitcham,  
Surrey CR4 3LE

\*Guide Price  
**£250,000+**

**A Vacant Two/Three Bedroom End of Terrace 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 The National Trust Morden Hall Park are within easy reach. Transport links are provided by Colliers Wood underground station (Northern line) and Tooting rail station.

**Exterior**

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

**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**

Two/Three Bedrooms  
Bathroom



LOT 2

6 Week Completion Available  
56B Ballards Lane, Finchley,  
London N3 2BU

\*Guide Price  
**£110,000+**

**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 Victoria Park are within easy reach. Transport links are provided by Finchley Central underground station (Northern line) and New Southgate rail station.

**Description**

The property comprises a second floor two bedroom flat situated within a mixed use parade arranging over ground and two upper floors.

**EPC Rating D**

**Tenure**

Leasehold. The property is held on a 99 year lease from 10th August 1984 (thus approximately 58 years unexpired).

**Accommodation**

**Second Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a private balcony.





LOT 3

**20 Godwin House, Gilbert Close, Woolwich,  
London SE18 4PR**\*Guide Price  
**£170,000+****A Vacant Ground Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 23rd March 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 Eltham Common are within easy reach. Transport links are provided by Eltham and Woolwich rail station and the A2.

**Description**

The property comprises a ground floor one bedroom flat situated within a Grade II Listed building arranging over ground and two upper floors. The property benefits from residents gym, pool, spa and bar areas. The property requires a program of refurbishment.

**Accommodation****Ground Floor**

Reception Room with Open-Plan Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from communal gardens, communal tennis courts and off street parking.

**EPC Rating D**

LOT 4

**55B West Street, Harrow,  
Middlesex HA1 3EL**\*Guide Price  
**£150,000+****A Vacant Four Room Mid Terrace Building Offered With Planning Permission to Convert into a House****Tenure**

Freehold

**Description**

The property comprises a four room mid terrace building arranging over ground and first floors. The property requires a program of refurbishment.

**Planning**

Harrow Borough Council granted the following planning permission (ref: PL/1273/25/PRIOR) on 2nd July 2025 : 'Change of use from Commercial (Class E) To 1 Dwellinghouse (Class C3).

**Location**

The property is situated on a residential road close to local shops and amenities. Churchfields Open Space are within easy reach. Transport links are provided by Harrow on the Hill underground station and rail station.

**Accommodation****Ground Floor**

Two Rooms

**First Floor**

Two Rooms

**Exterior**

The property benefits from a rear garden.





LOT 5

8 Norbreck Gardens, Park Royal,  
London NW10 7HS

\*Guide Price  
£400,000+

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 Alperton Sports Ground are within easy reach. Transport links are provided by Alperton underground station (Piccadilly line) and Stonebridge Park rail station.

Description

The property comprises a three bedroom semi detached house arranging over ground and two upper floors.

Tenancy

The seller has advised the property was formerly arranged as a 5 bed HMO which was previously let for £45,000 per annum.

EPC Rating D

Accommodation

Ground Floor

Three Reception Rooms  
Kitchen  
Conservatory  
Bathroom

First Floor

Three Bedrooms  
Bathroom  
WC

Second Floor

Bedroom

Exterior

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



LOT 6

113A Deacon Road, Cricklewood,  
London NW2 5NJ

\*Guide Price  
£140,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1972 (thus approximately 45 years unexpired).

Location

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

Description

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

Accommodation

Ground Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

Exterior

The property benefits from a rear garden.

EPC Rating D





LOT 7

## The Cottage, Basbow Lane, Bishops Stortford, Hertfordshire CM23 2NA

\*Guide Price  
**£170,000+**

### 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 Castle Gardens are within easy reach. Transport links are provided by Bishop's Stortford rail station.

**Description**

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

**Accommodation**  
**Ground Floor**  
Kitchen / Diner  
Bathroom

**First Floor**  
Bedroom

**Second Floor**  
Bedroom  
Bathroom



LOT 8

## The Cottage, The Green, Croxley Green, Rickmansworth, Hertfordshire WD3 3AN

\*Guide Price  
**£570,000+**

### A Vacant Four Bedroom Detached House

**Tenure**  
Freehold

**Location**

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

**Description**

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

**Planning**

A planning application has been submitted for the erection of a loft extension to create an additional bedroom (with-ensuite). Additionally, an application has also been submitted for the trees that are subject to TPO's to be trimmed back.

**Accommodation**  
**Ground Floor**  
Three Rooms  
Kitchen  
WC

**First Floor**  
Four Bedrooms (One with En-Suite)  
Bathroom

**Exterior**

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





LOT 9

16 Chigwell View, Romford,  
Essex RM5 2JH

\*Guide Price  
£200,000+

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 Bedfords Park are within easy reach. Transport links are provided by Hainault underground station (Central line) and Romford rail station.

**Description**

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

**Accommodation**

**Ground Floor**

Reception Room

Kitchen/Diner

**First Floor**

Three Bedrooms

Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating C**



LOT 10

5 Westwood Drive, Sale,  
Cheshire M33 3QZ

\*Guide Price  
£475,000+

A Vacant Three Bedroom Detached House. Potential for a Loft, Side 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 Walton Park are within easy reach. Transport links are provided by Navigation Road rail station.

**Description**

The property comprises a three bedroom 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

Separate WC

**Exterior**

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





LOT **10A**

6 Week Completion Available

**10 Hyde Lane, Nash Mills, Hemel Hempstead,  
Hertfordshire HP3 8RY**

\*Guide Price

**£350,000+**

**A Vacant Three Bedroom Semi Detached House with a Detached Garage. Offered With Planning Permission for a Two Storey Side Extension and a Loft and Rear Extension. Further Plan have been Drawn up for the Erection of an Additional Dwelling to the Side of the Existing House.**

#### Description

The property comprises a three bedroom semi detached house. Plans have been drawn up for the erection of an additional house to the side. 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. oom semi detached house arranging over ground and first floors.

#### Tenure

Freehold

#### Accommodation Ground Floor

Reception Room  
Kitchen

#### First Floor

Three Bedrooms  
Bathroom

#### Exterior

The property benefits from a detached garage, a rear garden and off street parking to the front and rear.

#### Planning

Three Rivers Borough Council granted the following planning permissions (ref: 25/0421/FUL) on 10/03/2025 : 'Erection of a part single, part two storey side extension', (ref: 25/0461/CLPD) on 7th May 2025 : 'Erection of a single storey rear extension; loft conversion including hip to gable roof alterations and rear dormer and front rooflights', and (ref: 25/0603/PDE) on 12/05/2025 : 'Single storey rear extension (depth 4.70 metres, maximum height 3m, maximum eaves height 3m)'.



LOT 11

13 Greycot Road, Beckenham,  
Kent BR3 1TA

\*Guide Price  
**£375,000+**

**A Vacant Three Bedroom End of Terrace House Situated on a Plot of Land Measuring Approximately 399 sq m (4,300 sq ft).**

**Tenure**  
Freehold

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

**Description**  
The property comprises a three bedroom end of terrace house arranging over ground and first floors situated on a plot of land measuring approximately 399 sq m (4,300 sq ft).

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

**First Floor**  
Three Bedrooms  
Bathroom  
Separate WC

**Exterior**  
The property benefits from a detached garage, large garden at rear and off street parking.

**EPC Rating E**



LOT 12

9 Newbury Close, Romford,  
Essex RM3 8HB

\*Guide Price  
**£220,000+**

**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 Bosworth Field are within easy reach. Transport links are provided by Harold Wood underground station (Elizabeth line) and Romford rail station.

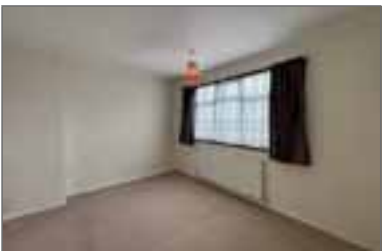
**Description**  
The property comprises a three bedroom mid terrace house arranging over ground and first floors.

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

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating D**





LOT 13

**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 14

**6 Week Completion Available  
7 Hilda Road, Poole,  
Dorset BH12 2HW****\*Guide Price  
£160,000+****A Vacant Three Bedroom Detached Chalet Bungalow****Tenure**  
Freehold**Location**

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

**Description**

The property comprises a three bedroom detached chalet bungalow arranged over ground and first floors.

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom**First Floor**  
Two Bedrooms**Exterior**

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

**EPC Rating E**



# LOT 14A

6 Week Completion Available  
12 Grenadier Street, Newham,  
London E16 2LD

\*Guide Price  
**£250,000+**

## 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 Royal Victoria Gardens are within easy reach. Transport links are provided by Canning Town underground station (Jubilee line).

**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**  
Two Reception Rooms  
Kitchen  
Bathroom  
Separate WC

**First Floor**  
Two Bedrooms

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

**EPC Rating** F



# LOT 15

197 Plumstead High Street, Plumstead,  
London SE18 1HE

\*Guide Price  
**£90,000+**

## A Vacant Lower Ground Floor One Bedroom Flat

**Tenure**  
Leasehold. The property is held on a 99 year lease from 23rd December 1976 (thus approximately 50 years unexpired).

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

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

**Accommodation**  
**Lower Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

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

**EPC Rating** F





## LOT 15A | 27 Selbie Avenue, Neasden, London NW10 2UT

\*Guide Price  
**£230,000+**

### A Vacant Ground and First Floor Two Bedroom Split Level Maisonette

#### Tenure

Leasehold. The property is held on a 125 year lease from 27th March 1995 (thus approximately **95 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 and first floor two bedroom split level maisonette situated within a semi detached building arranged over ground and first floors.

#### Accommodation

##### Ground Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

##### First Floor

Loft Room

#### Exterior

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



## LOT 16 | 22 Magdalen Avenue, Bath, Avon BA2 4QB

\*Guide Price  
**£200,000+**

### A Vacant Five Bedroom End of Terrace House

#### Tenure

Leasehold. The property is held on a 499 year lease from 21st December 1897 (thus approximately **371 years unexpired**).

#### Location

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

#### Description

The property comprises a five bedroom end of terrace house arranged over lower ground, ground and first floors. The property has been recently refurbished.

**EPC Rating E**

#### Accommodation

##### Lower Ground Floor

Two Bedrooms

##### Ground Floor

Two Reception Rooms  
Kitchen

##### First Floor

Three Bedrooms  
Bathroom

#### Exterior

The property benefits from a rear garden.





LOT 17

44 Walthams, Pitsea, Basildon,  
Essex SS13 3PL

\*Guide Price  
**£160,000+**

**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 Northlands Park are within easy reach. Transport links are provided by Basildon rail station.

**Description**  
The property comprises a three bedroom mid terrace 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.

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



LOT 18

213B Church Road, Manor Park,  
London E12 6HN

\*Guide Price  
**£130,000+**

**A Vacant First Floor Two Bedroom Flat**

**Tenure**  
Leasehold. The property is held on a 125 year lease from 23rd January 2019 (thus approximately **119 years unexpired**).

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Little Ilford Park are within easy reach. Transport links are provided by East Ham underground station (Circle line) and Barking rail station.

**Description**  
The property comprises a first floor two bedroom flat situated within a semi detached building arranged over ground and two upper floors.

**Accommodation**  
**First Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom  
Separate WC

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

**EPC Rating D**





LOT 19

**27C Leys Avenue, Letchworth Garden City,  
Hertfordshire SG6 3ED****\*Guide Price  
£130,000+****A Vacant First Floor Two Bedroom Flat****Location**

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

**Description**

The property comprises a first floor two bedroom flat situated within a mixed use parade arranging over ground and two upper floors. The property requires a program of refurbishment.

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

Leasehold. The property is held on a 99 year lease from 29th September 1986 (thus approximately **60 years unexpired**).

**Accommodation**

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

**Exterior**

The property benefits from an allocated parking space.



LOT 20

**59 The Hill, Wheathampstead, St. Albans,  
Hertfordshire AL4 8PR****\*Guide Price  
£250,000+****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 Hill Dyke Park are within easy reach. Transport links are provided by Harpenden rail station and the A1(M).

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen

**First Floor**  
Two Bedrooms  
Bathroom

**Exterior**

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

**EPC Rating D**



# LOT 20A

6 Week Completion Available  
21 Claremont Avenue, Harrow,  
Middlesex HA3 0UH

\*Guide Price  
**£325,000+**

## 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 Woodcock Park are within easy reach. Transport links are provided by Queensbury underground station (Jubilee line) and Harrow and Wealdstone overground and rail stations.

### Description

The property comprises a four 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  
Separate WC

### Exterior

The property benefits from both front and rear gardens.

### EPC Rating G



# LOT 21

102 Grange Road, Ramsgate,  
Kent CT11 9PX

\*Guide Price  
**£285,000+**

## A Vacant Semi Detached Building Loosely Arranged to Provide 3 x Two Bedroom Flats. Potential To Be Converted Back Into A Single Dwelling and 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 Ellington Park are within easy reach. Transport links are provided by Ramsgate rail station.

### Description

The property comprises a semi detached building currently arranged as two flats lower ground, ground and two upper floors. The property requires a program of refurbishment.

### Exterior

The property benefits from off street parking. The ground floor flat also benefits from a private rear garden.

### Accommodation

#### Lower Ground Floor

##### Flat One

Open Plan Reception Room/Kitchen/Dining Room  
Three Rooms  
Utility room

#### Ground Floor

Two Bedrooms  
Bathroom

#### First Floor

##### Flat Two

Open Plan Kitchen/Dining Room  
Two Bedrooms  
Bathroom

#### Second Floor

##### Flat Three

Reception Room  
Two Bedrooms  
Bathroom





LOT 22

**96 Teviot Road, Tilehurst, Reading,  
Berkshire RG30 4SS****\*Guide Price  
£160,000+****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 Meadway Park are within easy reach. Transport links are provided by Reading West rail station.

**Description**

The property comprises a three bedroom mid terrace house arranging 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 23

**16 The Street, Wrecclesham, Farnham,  
Surrey GU10 4PR****\*Guide Price  
£250,000+****A Vacant Two Bedroom Semi Detached House Situated on a Plot of Land Measuring Approximately 768 sqm / 8,276 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 Boundstone Recreation Ground Play Area are within easy reach. Transport links are provided by Farnham rail station.

**Description**

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

**Accommodation**  
**Ground Floor**  
Two Reception Rooms  
Kitchen**First Floor**  
Two Bedrooms  
Bathroom**Exterior**  
The property benefits from both front and a large rear garden, off street parking, and a garage.**EPC Rating E**



LOT 24

110 Cobden Street, Luton,  
Bedfordshire LU2 0NG

\*Guide Price  
**£120,000+**

**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 Peoples Park are within easy reach. Transport links are provided by Luton rail station.

**Description**

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

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Bathroom

**First Floor**

Two Bedrooms

**Exterior**

The property benefits from a rear yard.

**EPC Rating** F



LOT 25

612 Staines Road, Feltham,  
Middlesex TW14 8PG

\*Guide Price  
**£290,000+**

**A Four Bedroom Semi Detached House. Potential for a Side 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 Bedfont Lakes Country Park are within easy reach. Transport links are provided by Hatton Cross underground station (Piccadilly line) and Ashford rail station.

**Description**

The property comprises a four 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.

**Accommodation**

**Ground Floor**

Reception Room  
Bedroom  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

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

**Tenancy**

The property is believed to be occupied however the occupation status is unknown. Buyers should rely on their own enquiries.





## LOT 25A | Flat 2, 3 Cottage Road, Highbury, London N7 8TP

\*Guide Price  
**£425,000+**

### A Vacant First Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 189 year lease from 31st January 2008 (thus approximately **171 years unexpired**).

#### Location

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

#### Description

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

#### Accommodation

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

#### EPC Rating B



## LOT 26 | Flat 2, 304 High Street, Dorking, Surrey RH4 1QX

\*Guide Price  
**£95,000+**

### A Second Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £14,340 Per Annum (Reflecting a Gross Initial Yield of 15%)

#### Tenure

Leasehold. The property is held on a 99 year lease from 1st January 2016 (thus approximately **89 years unexpired**).

#### Location

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

#### Accommodation

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

#### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 2 years commencing 10th July 2025 at a rent of £1,195 per calendar month.

#### EPC Rating C

#### Description

The property comprises a second floor one bedroom flat situated within a mixed use parade arranging over ground and two upper floors.





LOT 27

35 Elder Way, North Holmwood, Dorking,  
Surrey RH5 4TD

\*Guide Price  
£220,000+

A Vacant Two Bedroom Mid Terrace House with a Garage

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Chart Park are within easy reach. Transport links are provided by Dorking West rail station and the A24.

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

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

**First Floor**  
Two Bedrooms  
Bathroom

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



LOT 28

Flat 43 Jessop Court, 2 Brindley Place, Uxbridge,  
Middlesex UB8 2FA

\*Guide Price  
£165,000+

A Vacant Ground Floor One Bedroom Flat

**Tenure**  
Leasehold. The property is held on a 150 year lease from 1st January 2018 (thus approximately **143 years unexpired**).

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

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

**Accommodation**  
**Ground Floor**  
Open Plan Kitchen / Reception Room  
Bedroom  
Bathroom

**Exterior**  
The property benefits from an allocated parking space and a large private patio.

**EPC Rating** B





## LOT 28A | 219 Dedworth Road, Windsor, Berkshire SL4 4JW

\*Guide Price  
**£165,000+**

### A Vacant First Floor Two Bedroom Flat

#### Location

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

#### Description

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

#### EPC Rating D

#### Tenure

Share of Freehold. Leasehold. The property is held on a 999 year lease from 29th September 1974 (thus approximately **948 years unexpired**).

#### Accommodation

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

#### Exterior

The property benefits from a garage.



## LOT 29 | 94 Barnwood Road, Gloucester, Gloucestershire GL4 3JH

\*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 Coney Hill Park are within easy reach. Transport links are provided by Gloucester 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

**First Floor**  
Three Bedrooms  
Bathroom

#### Exterior

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





LOT 30

Flat 701 Signal Building, Station Approach, Hayes,  
Middlesex UB3 4FG

\*Guide Price  
£180,000+

A Seventh Floor One Bedroom Flat Subject to an Assured  
Shorthold Tenancy Producing £23,400 Per Annum (Reflecting a  
Gross Initial Yield of 13%)

Tenure

Leasehold. The property is held on  
a 99 year lease from 27th  
November 2007 (thus approximately  
81 years unexpired).

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 and Harlington  
underground station (Elizabeth line)  
and rail station.

Tenancy

The property is subject to an  
Assured Shorthold Tenancy at a  
rent of £1,950 per calendar month.

Description

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

Accommodation

Seventh Floor  
Reception Room  
Kitchen  
Bedroom  
Bathroom

Exterior

The property benefits from a private  
balcony.

EPC Rating B



LOT 31

493 Cambridge Heath Road, Tower Hamlets,  
London E2 9BU

\*Guide Price  
£750,000+

A Mid Terrace Building Arranged to Provide a Ground Floor  
Retail Unit and 2 x One Bedroom Flats on the Upper Floors Part  
Let Producing £40,800 Per Annum. ERV of £68,800 Per Annum  
Once Fully Let.

Tenure

Freehold

Description

The property comprises a mid  
terrace building arranged to provide  
a ground floor retail unit and two  
flats (2 x one bedroom) on the upper  
floors.

Exterior

The property benefits from a rear  
yard.

Location

The property is situated on a mixed  
use road close to local shops and  
amenities. Nearby multiples include  
Tesco, Cambridge Heath Post Office  
and numerous other local traders.  
Transport links are provided by  
Bethnal Green underground station  
(Central line) and Cambridge Heath  
overground station.

Current Rent Reserved £40,800  
Per Annum

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
493 Cambridge Heath Road	Lower Ground and Ground	Retail Unit - G.I.A 100 sq m (1,087 sq ft)	Vacant	ERV: Circa £28,000 Per Annum
493b Cambridge Heath Road	First	One Bedroom Flat - G.I.A 46 sq m (490 sq ft)	12 months from 23/09/2024	£20,400 Per Annum
493a Cambridge Heath Road	Second	One Bedroom Flat - G.I.A 46 sq m (490 sq ft)	A term of 12 months from 23/09/2024	£20,400 Per Annum





LOT 32

**Flat 20 Corsica Hall, College Road, Seaford,  
East Sussex BN25 1JX**\*Guide Price  
**£80,000+****A Vacant Lower Ground Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 25th March 2006 (thus approximately **106 years unexpired**).

**Location**

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

**Description**

The property comprises a lower ground floor one bedroom flat situated within a grade II listed building arranging over lower ground, ground and two upper floors. The property requires a program of refurbishment.

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

Reception Room

Kitchen

Bedroom

Bathroom

**G.I.A Approximately 67 sq m (721 sq ft)**

**Exterior**

The property benefits from a patio area and allocated parking.

**EPC Rating D**



LOT 32A

**Ground Floor Flat, 74 Aubert Park, Highbury,  
London N5 1TS**\*Guide Price  
**£275,000+****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 33

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.

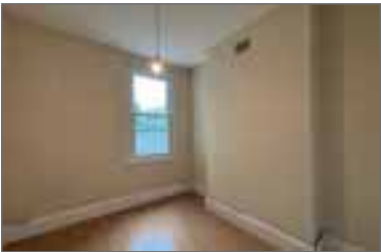
Accommodation

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

377 London Road, Clanfield, Waterlooville,  
Hampshire PO8 0PJ

\*Guide Price  
£255,000+

A Vacant Three Bedroom Detached House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of First Avenue Playground are within easy reach. Transport links are provided by Bedhampton rail station and the A3(M).

Description

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

Accommodation

Ground Floor

Two Reception Rooms  
Kitchen  
Utility Room

First Floor

Three Bedrooms  
Two Bathrooms

Exterior

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

EPC Rating D





LOT 35

**6 Edmunds Tower, Harlow,  
Essex CM19 4AD****\*Guide Price  
£75,000+****A Vacant Tenth Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 8th August 1983 (thus approximately **83 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

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

**EPC Rating C**

LOT 36

**Flat A 267 High Road, Tottenham,  
London N15 4RR****\*Guide Price  
£315,000+****A Vacant Ground Floor One Bedroom Flat****Tenure**

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

**Location**

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

**Description**

The property comprises a ground floor one bedroom flat situated within a mid terrace building arranging over ground and two upper floors. The property requires a program of refurbishment.

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a communal garden.

**EPC Rating D**



LOT 37

Flat 2, 2A Agar Grove, Camden,  
London NW1 9TD

\*Guide Price  
£75,000+

A Vacant Ground Floor Studio Flat

Tenure

Leasehold. The property is held on a 125 year lease from 29th September 2007 (thus approximately 107 years unexpired ).

Location

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

Description

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

Accommodation

Ground Floor  
Studio Room  
Bathroom

EPC Rating E



LOT 38

37 Steps, Orchard Road, Matlock Bath, Matlock,  
Derbyshire DE4 3PF

\*Guide Price  
£200,000+

A Vacant Five Bedroom Detached House Situated on Large  
Elevated Site Measuring Approx. 0.64 Acres

Tenure

Freehold

Location

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

Description

The property comprises a five bedroom detached house arranged over ground and first floors on a site measuring approximately 0.64 Acres / 2,590 sq m (27,879 sq ft). The property requires a program of refurbishment.

Accommodation

Ground Floor  
Four Bedrooms (One with En-Suite)  
Bathroom  
Separate WC

First Floor

Reception Room with Open-Plan  
Kitchen  
Bedroom

Exterior

The property benefits from a double garage, large front and rear wrap around gardens and off street parking for multiple cars. Potential for two building plots subject to all relevant consents.

EPC Rating D





LOT 39

**30 Startpoint, Downs Road, Luton,  
Bedfordshire LU1 1XW****\*Guide Price  
£60,000+****A Vacant Fifth Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 999 year lease from 24th May 1982 (thus approximately **956 years unexpired**).

**Location**

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

**Description**

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

**Accommodation****Fifth Floor**

Reception Room with Open Plan Kitchen  
Bedroom  
Bathroom

**EPC Rating C**

LOT 40

**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 13 months commencing 7th July 2025 at a rent of £1,775 per calendar month.





LOT 41

6 Week Completion Available  
**6 Macdonough Cottages, Station Road, Harwich,  
Essex C012 3LX**

\*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 Ha'penny Pier are within easy reach. Transport links are provided by Harwich Town rail station.

**Description**

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

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Bathroom

**First Floor**

Two Bedrooms

**Exterior**

The property benefits from a rear yard.



LOT 42

**143 Franklin Way, Croydon,  
Surrey CR0 4UX**

\*Guide Price  
**£125,000+**

**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 43

**8 Aldborough Road, St. Leonards-on-Sea,  
East Sussex TN37 6SE****\*Guide Price  
£64,000+****A Ground and First Floor Two Bedroom Split Level Flat Subject to an Assured Shorthold Tenancy Producing £10,200 Per Annum****Tenure**

Leasehold (or Freehold). The property will be held on a new 999-year lease upon completion, or Freehold will be included if purchased together with Flat 8A Aldborough Road.

**Location**

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

**Description**

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

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

**Ground Floor**  
Reception Room  
Kitchen  
WC

**First Floor**  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from communal gardens.

**Tenancy**

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



LOT 44

**8A Aldborough Road, St. Leonards-on-Sea,  
East Sussex TN37 6SE****\*Guide Price  
£44,000+****A Lower Ground Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £8,700 Per Annum****Tenure**

Leasehold (or Freehold). The property will be held on a new 999-year lease upon completion, or Freehold will be included if purchased together with Flat 8 Aldborough Road.

**Location**

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

**Description**

The property comprises a lower ground floor one bedroom flat situated within a terraced building arranged over lower ground, ground and first floors.

**Accommodation**

**Lower Ground 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 £725 per calendar month.

**EPC Rating D**



LOT 45

1035 Finchley Road, Temple Fortune,  
London NW11 7ES

\*Guide Price  
£320,000+

A Mixed Use Corner Building Arranged to Provide a Ground Floor Shop Subject to an FRI Lease Producing £28,000 Per Annum and a First and Second Floor Flat Sold Off on a Long Lease

Tenure

Freehold

Description

The property comprises a mixed use corner building arranged to provide a ground floor shop and a first and second floor split level flat.

Shop - B

Location

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include, Boots, Shell, Waitrose and M&S Foodhall. The open spaces of Hampstead Heath Extension are within easy reach. Transport links are provided by Golders Green underground station (Northern line) and Hendon rail station.

Accommodation and Tenancy Schedule

Property	Floor	Accommodation	Lessee	Lease Terms	Current Annual Rent
1035 Finchley Road	Ground	Shop G.I.A Approximately 64.4 sq m / 694 sq ft	Private Individual t/a Feryal Hut	10 Year FRI Lease from 18th September 2024	£28,000 Per Annum. Rent is payable every 3 months. Rent review in 2029
1035a Finchley Road	First and Second	Flat - Not Inspected	N/A	189 years from 24th June 1988	£200



LOT 46

Flat 39 Zodiac Court, 165 London Road, Croydon,  
Surrey CR0 2RJ

\*Guide Price  
£60,000+

A Vacant Seventh Floor Studio Flat

Tenure

Leasehold. The property is held on a 118 year lease from 25th December 1973 (thus approximately 66 years unexpired).

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Wandle Park are within easy reach. Transport links are provided by West Croydon overground station and the A232.

Description

The property comprises a seventh floor studio flat situated within a purpose built block arranging over ground and ten upper floors.

Accommodation

Seventh Floor  
Studio Room  
Kitchen  
Bathroom

Exterior

The property benefits from a private balcony.

EPC Rating C





## LOT 47

Land Adjoining 46 Mays Lane, Barnet,  
Hertfordshire EN5 2EE\*Guide Price  
**£125,000-£150,000****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 48

6 Week Completion Available  
612 London Road, Westcliff-on-Sea,  
Essex SS0 9HW\*Guide Price  
**£75,000+****A Vacant Ground Floor Retail Unit Offered With Planning  
Permission to Convert into a 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 mixed use road close to local shops and amenities. The open spaces of Chalkwell Park are within easy reach. Transport links are provided by Westcliff rail station.

**Planning**

Southend-on-Sea Borough Council granted the following planning permission (ref: 25/00378/PA64) on 13th May 2025 : 'Change of use from office (Class E) to 1 self-contained flat (Class C3) (Prior Approval)'.

**EPC Rating B****Description**

The property comprises a ground floor retail unit situated within an end of terrace building arranged over ground and three upper floors.

**Accommodation****Ground Floor**

Shop Area  
Offices  
WC

G.I.A approximately 57 sq m / 610 sq ft

**Proposed Accommodation****Ground Floor**

Reception Room with Open-Plan Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear yard.





LOT 49

**The Pool Flat, 117-118 Marine Parade, Brighton,  
East Sussex BN2 1DD**

\*Guide Price  
**£690,000+**

**A Ground Floor Three Bedroom Flat with a Private Swimming Pool. Offered with Vacant Possession**

**Tenure**

Leasehold. The property is held on a 125 year lease from 24th 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 Brighton Beach are within easy reach. Transport links are provided by London Road rail station.

**Description**

The property comprises a ground floor three bedroom flat situated within a purpose built block arranged over ground and four upper floors. The property benefits from a swimming pool and sauna within the flat.

**Accommodation**

**Ground Floor**

Two Reception Rooms  
Kitchen  
Three Bedrooms (One With En-Suite)  
Bathroom  
Separate WC  
Sauna  
Swimming Pool

**Exterior**

The property benefits from a private rear garden

**Note**

Approximate G.I.A: 2,284 Sq Ft

**EPC Rating E**



LOT 50

**6 Week Completion Available**  
**26 Cromwell Terrace, Chatham,  
Kent ME4 5PQ**

\*Guide Price  
**£120,000+**

**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 Victoria Gardens are within easy reach. Transport links are provided by Chatham rail station.

**Description**

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

**EPC Rating D**

**Accommodation**

**Lower Ground Floor**  
Cellar

**Ground Floor**

Reception Room  
Kitchen  
Bathroom

**First Floor**

Three Bedrooms

**Exterior**

The property benefits from a rear garden.





LOT 50A

By Order of the Executors

**12 The Callanders, Heathbourne Road, Bushey Heath,  
Bushey, Hertfordshire WD23 1PU**\*Guide Price  
**£450,000+****A Vacant Ground Floor Two Bedroom Maisonette****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 Bushey rail station.

**Description**

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

**Tenure**

Share of Freehold

**Accommodation****Ground Floor**

Reception Room

Kitchen

Two Bedrooms (One with an En-Suite)

Bathroom

**Exterior**

The property benefits from communal gardens, off street parking and a garage.

**EPC Rating D**



LOT 51

**Flat 23 Springfield Court, Forsythia Close, Ilford,  
Essex IG1 2BN**\*Guide Price  
**£120,000+****A Vacant Second Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 1st January 1990 (thus approximately **89 years unexpired**).

**Location**

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

**Description**

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

**Accommodation****Second Floor**

Reception Room

Kitchen

Two Bedrooms

Bathroom

**Exterior**

The property benefits from communal gardens and allocated parking.

**EPC Rating C**





LOT 52

Flat 4 Ruskin House, Selsdon Road, South Croydon,  
Surrey CR2 6PW

\*Guide Price  
£120,000+

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.

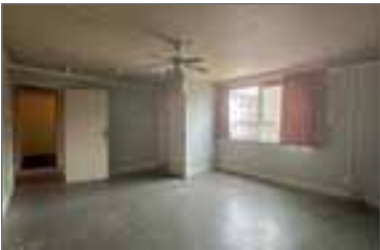
Tenure

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

Accommodation

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

EPC Rating F



LOT 52A

6 Week Completion Available  
1 Sherwood Crescent, Reigate,  
Surrey RH2 7QL

\*Guide Price  
£265,000+

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 Earlswood Common are within easy reach. Transport links are provided by Reigate rail station.

Description

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

EPC Rating E

Accommodation

**Ground Floor**  
Reception Room  
Kitchen  
Conservatory  
Utility Room  
WC

**First Floor**  
Three Bedrooms  
Bathroom

Exterior

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





LOT 53

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 54

13 Green Lane, Hampton,  
Middlesex TW13 6TN\*Guide Price  
£250,000+

**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 Hampton Common are within easy reach. Transport links are provided by Hampton rail station.

**Description**

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

**Accommodation****Ground Floor**

Large Through Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

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

**EPC Rating E**



LOT 55

8 Jubilee Crescent, Edmonton,  
London N9 7NU

\*Guide Price  
£95,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure

Leasehold. The property is held on a 99 year lease from 24th June 1965 (thus approximately 38 years unexpired).

Location

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

Description

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

Accommodation

Ground Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

Exterior

The property benefits from a garage.



LOT 55A

6 Week Completion Available  
26 Old Stoke Road, Aylesbury,  
Buckinghamshire HP21 8DH

\*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 Edinburgh Playing Field are within easy reach. Transport links are provided by Aylesbury 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  
Utility Room  
Bathroom

First Floor

Three Bedrooms  
Bathroom

Exterior

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





LOT 56

**144 & 144A Sutton Road, Southend-on-Sea,  
Essex SS2 5ER****\*Guide Price  
£110,000+****A Mid Terrace Building Arranged to Provide a Ground Floor  
Retail Shop and a First Floor Two Bedroom Flat Part Let  
Producing £6,120 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 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

144

Retail Shop

**First Floor**

144A

Two Bedroom Flat (Not Inspected)

**Tenancy**

The flat is subject to an Assured Shorthold Tenancy at a rent of £510 per calendar month. There is potential to increase the rent. Buyers should rely on their own enquiries.



LOT 57

**277 and 279 Victoria Avenue, Southend-on-Sea,  
Essex SS2 6NE****\*Guide Price  
£160,000+****A Vacant Mixed Use Detached Building Arranged to Provide a  
Ground Floor Commercial Unit and a First Floor Two Bedroom  
Flat****Tenure**

Freehold

**Location**

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

**Description**

The property comprises a mixed use detached building arranged to provide a ground floor retail unit and a first floor two bedroom flat.

**Accommodation**

Ground Floor Shop

Retail Unit

Kitchen

**First Floor Flat**

Reception Room

Kitchen

Two Bedrooms

Bathroom

**Exterior**

The property benefits from a rear yard.





LOT 58

10 Yew Grove, Cricklewood,  
London NW2 3AD

\*Guide Price  
**£500,000+**

**A Semi Detached Building Arranged to Provide Two Flats (1 x One Bedroom and 1 x Two Bedroom). Fully Let Producing £37,200 Per Annum. 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 Kilburn Grange Park are within easy reach. Transport links are provided by Kilburn underground station (Jubilee line) and Cricklewood rail station.

**Description**  
The property comprises a semi detached building arranged to provide a ground floor one bedroom flat and a first floor two bedroom flat.

**Tenancy**  
The ground floor flat is subject to an AST at a rent of £1,400 per calendar month.  
The first floor flat is subject to an AST at a rent of £1,700 per calendar month.

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

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

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



LOT 59

368 Whippendell Road, Watford,  
Hertfordshire WD18 7PD

\*Guide Price  
**£285,000+**

**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 Riverside Park are within easy reach. Transport links are provided by Croxley underground station (Metropolitan line) and Bushey rail station.

**Description**  
The property comprises a three bedroom mid terrace house arranged over ground and first floors. Plans have been drawn up for the property to be converted into a six 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.

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

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating D**





LOT 60

**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% on the guide price.

**EPC Rating D****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 60A

**21 Alexandra Road, Ramsgate,  
Kent CT11 7HY****\*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 Ellington Park are within easy reach. Transport links are provided by Ramsgate 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.

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

**Ground Floor**  
Two Reception Rooms  
Kitchen

**First Floor**  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.





LOT 61

## 181 Belswains Lane, Hemel Hempstead, Hertfordshire HP3 9XA

\*Guide Price  
**£350,000+**

### A Three Bedroom Semi Detached House Subject to an Assured Shorthold Tenancy Producing £19,200 Per Annum

#### Tenure

Freehold

#### Location

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

#### Description

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

#### EPC Rating E

#### Accommodation

##### Ground Floor

Two Reception Rooms  
Kitchen

##### First Floor

Three Bedrooms  
Bathroom

#### Exterior

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

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,600 per calendar month.



LOT 62

## 90 Bucknalls Lane, Watford, Hertfordshire WD25 9NH

\*Guide Price  
**£375,000+**

### A Vacant Three Bedroom Detached Bungalow in Shell Condition. Offered With Planning Permission for a Single Storey Rear Extension

#### Tenure

Freehold

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Garston Park are within easy reach. Transport links are provided by Watford Junction overground station and the M1 & M25

#### Planning

St Albans Borough Council granted the following planning permission (ref: 5/23/0591) on 21st March 2023 : 'Replacement raised roof to create habitable roof accommodation with side gable roof extensions and rooflight, demolition of conservatory and construction of single storey rear extension, rendering of elevations, front porch canopy, replacement windows and alterations to openings'. Works have commenced.

#### Description

The property comprises a three bedroom detached bungalow in shell condition arranged over the ground floors. The property requires a program of refurbishment.

#### Accommodation

##### Ground Floor

Reception Room  
Kitchen  
Three Bedrooms  
Conservatory  
Bathroom  
Separate WC

#### Exterior

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

#### EPC Rating C





LOT **62A****Elm Cottage, Syndale Park, London Road, Faversham,  
Kent ME13 0RH****\*Guide Price  
£50,000 - £100,000****A Vacant Two Bedroom Semi Detached Cottage****Tenure**

Share of Freehold

**Location**

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

**Description**

The property comprises a two bedroom semi detached cottage

**Accommodation****Ground Floor**

Reception Room with Open-Plan Kitchen  
Two Bedrooms  
Bathroom  
G.I.A. Approximately 472 sq ft

**Exterior**

The property benefits from both front and rear gardens and a dedicated parking space.

LOT **63****38 Ludford Close, Croydon,  
Surrey CR0 4BY****\*Guide Price  
£80,000+****A Vacant First Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 25th March 1986 (thus approximately **85 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Duppas Hill Creation Ground are within easy reach. Transport links are provided by West Croydon overground station and 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.

**Accommodation****First Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from communal gardens and allocated parking.

**EPC Rating C**



LOT 64

7 Miles Road, Mitcham,  
Surrey CR4 3DA

\*Guide Price  
£140,000+

**A Vacant First Floor Four Room 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 four room flat situated within a mid terrace building arranging over ground and first floors. The property requires a program of refurbishment.

**Accommodation**

**First Floor**

Reception Room  
Kitchen  
Three Rooms  
Bathroom

**Exterior**

The property benefits from a private rear garden with direct access.

**EPC Rating D**



LOT 65

5 Cromwell Road, Southend-on-Sea,  
Essex SS2 5NG

\*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 Priory Park are within easy reach. Transport links are provided by Prittlewell rail station.

**Description**

The property comprises a three bedroom semi detached house arranging over ground and first floors. Plans have been drawn up for the property to be converted into an 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.

**Accommodation**

**Ground Floor**

Through Reception Room  
Kitchen  
Bathroom

**First Floor**

Three Bedrooms

**Exterior**

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

**EPC Rating F**





## LOT 65A | 46 Railway Street, Hindley, Wigan, Lancashire WN2 2QL

\*Guide Price  
**£75,000+**

**A Three Bedroom Mid Terrace HMO Fully Let Producing £11,232 Per Annum (Reflecting a Gross Initial Yield of 14.97%)**

### Tenure

Freehold

### Location

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

### Description

The property comprises a three bedroom mid terrace HMO arranging over ground and first floors.

### Accommodation

**Ground Floor**  
Communal Kitchen  
Bedroom

### First Floor

Two Bedrooms  
Bathroom

### Tenancy

The property is subject to a lease with a government backed organisation for a term of six years at a rent of £11,232 per annum.

### EPC Rating D

### Joint Auctioneers

**HAMMERED**



## LOT 66 | Flat 1 Culpit House, 74-78 Town Centre, Hatfield, Hertfordshire AL10 0JW

\*Guide Price  
**£100,000+**

**A Vacant First Floor Two Bedroom Flat**

### Location

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

### Description

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

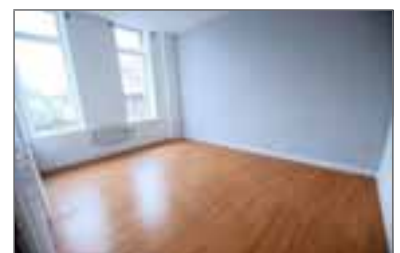
### EPC Rating C

### Tenure

Leasehold. The property is held on a 125 year lease from 13th September 2016 (thus approximately **116 years unexpired**).

### Accommodation

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





LOT 67

By Order of a Housing Association  
54 Penn Drive, Denham, Uxbridge,  
Middlesex UB9 5JR

\*Guide Price  
£215,000+

**A Vacant First Floor Two Bedroom Flat**

**Location**

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

**Description**

The property comprises a first floor two bedroom flat situated within a corner building arranging over ground and first floors. The property requires a program of refurbishment.

**Tenure**

Leasehold. The property is held on a 99 year lease from 2nd July 1984 (thus approximately **58 years unexpired**).

**Accommodation**

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

**EPC Rating C**



LOT 68

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 69

**33 Sandford, Peterborough,  
Cambridgeshire PE3 7LH****\*Guide Price  
£135,000+****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 Bretton Gate Ground are within easy reach. Transport links are provided by Peterborough rail station.

**Description**

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

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen/Diner  
WC**First Floor**  
Three Bedrooms  
Bathroom**Exterior**

The property benefits from both front and rear gardens.

**EPC Rating C**

LOT 70

**Flat 14 Windsor Court, Friern Barnet Lane, Friern Barnet,  
London N11 3LY****\*Guide Price  
£80,000+****A Vacant First Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 29th September 1962 (thus approximately **36 years unexpired**).

**Location**

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

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

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

**Accommodation****First Floor**  
Reception Room/Kitchen  
Bedroom  
Bathroom



## LOT 70A | 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 71 | 6 Week Completion Available 115 Holbeck, Bracknell, Berkshire RG12 8XF

\*Guide Price  
**£180,000+**

### 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 Mill Park are within easy reach. Transport links are provided by Bracknell rail station.

**Description**

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

**Accommodation**

Ground Floor  
Two Reception Rooms  
Kitchen  
Bathroom

**First Floor**

Four Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating D**





LOT **72****23 Porters Wood, St Albans,  
Hertfordshire AL3 6PQ****\*Guide Price  
£1,275,000+**

**A Substantial Site Arranged to Provide a Large Warehouse, Ground and First Floor Offices and Additional Storage Space Part Let Producing £37,566 Per Annum. Offered with Planning Permission for the Construction of Twelve New Commercial Units (Four Already Built).**

**Tenure**

Freehold

**Location**

The property is situated in an industrial site close to local shops and amenities. The open spaces of The Woollam Playing Fields are within easy reach. Transport links are provided by St Albans City rail station.

**Description**

The property comprises a substantial site arranged to provide a warehouse, ground and first floor offices and additional storage space.

**Accommodation****Warehouse**

G.I.A. Approximately 496 sq m

**Office****Ground Floor**

G.I.A. Approximately 108 sq m

**First Floor**

G.I.A. Approximately 108 sq m

**Mezzanine Storage**

G.I.A. Approximately 496 sq m

**Basement Space**

G.I.A. Approximately 32 sq m

**Tenancy**

The property is subject to a number of periodic licenses at a combined rent of £37,566 per annum. The vendor has advised that the property can be sold with the existing tenancies or with full vacant possession.

**Planning**

St Albans City & District Council granted the following planning permission (ref: 5/2005/2228) on 30th January 2006: 'Twelve (Class B1 units)'. Four of the twelve have already been built.



LOT 73

49 Woodland Avenue, Burgess Hill,  
West Sussex RH15 0PD

\*Guide Price  
£140,000+

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 St John's Park are within easy reach. Transport links are provided by Burgess Hill rail station.

Description

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

EPC Rating C

Tenure

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

Accommodation

Ground Floor  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

Exterior

The property benefits from a private rear garden.



LOT 74

46 Elmstead Road, Colchester,  
Essex C04 3AA

\*Guide Price  
£300,000+

A Vacant Three Bedroom Detached Bungalow

Tenure

Freehold

Location

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

Description

The property comprises a three bedroom detached bungalow arranging over the ground floor.

Accommodation

Ground Floor  
Reception Room  
Kitchen/Diner  
Three Bedrooms  
Bathroom

G.I.A Approximately 98 sq m

Exterior

The property benefits from a rear garden.





LOT 75

1 & 2 The Maltings, Wetmore Road, Burton-on-Trent,  
Staffordshire DE14 1SE

\*Guide Price  
**£550,000+**



**A Pair of Freehold Grade II Listed Four Storey Former Brewery Buildings. Potential to Convert to Residential Use (Subject to Obtaining all Relevant Consents)**

**Location**

The property is situated in a mixed use area, close to local shops and amenities. The open spaces of Newton Park are within easy reach. Transport links are provided by Burton-on-Trent rail station.

**Description**

The property comprises a pair of Grade II Listed four storey buildings both formerly arranged as a brewery. The property has been recently used to grow cannabis and requires a program of refurbishment.

**Exterior**

The property benefits from off street parking.

**Accommodation**

**Ground Floor**

Large Room  
Offices/Storage Rooms

**First Floor**

Large Room  
Offices/Storage Rooms

**Second Floor**

Large Room  
Offices/Storage Rooms

**Third Floor**

Large Room  
Offices/Storage Rooms

**Total G.I.A approximately 12,107 sq m /  
130,319 sq ft**

**Planning**

Staffordshire Borough Council granted the following planning permissions (ref: P/2020/00679) on 27th October 2021 : 'Conversion and alterations of two detached buildings to provide 143 No. apartments and studios with associated car parking incorporating electric car charging points' and (ref: P/2020/00701) on 27th October 2021: 'Listed Building Consent for internal and external renovation and refurbishment to include reinstatement of original openings, creation of new openings, re-roofing, replacement of rainwater goods, windows and doors, removal of part of roof covering, to incorporate continuous rooflight, insertion of staircases and lifts, re-use of original starts and columns to facilitate the conversion to 143 apartments and studios'. Planning has now lapsed.



# LOT 75A

## 57 North Marine Road, Scarborough, North Yorkshire YO12 7HT

\*Guide Price  
**£165,000-£200,000**

### An End of Terrace Building Arranged to Provide 4 x Two Bedroom Flats Part Let Producing £17,556 Per Annum

#### Tenure

Freehold

#### Location

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

#### Description

The property comprises an end of terrace building arranged to provide 4 x two bedroom flats. The property requires a program of refurbishment.

#### Exterior

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

#### Tenancy

The property is subject to individual tenancies at a combined rent of £17,556 per annum.

#### Accommodation

##### Flat 1

##### Ground and First Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

##### Flat 2

##### First Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

##### Flat 3

##### Second Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

##### Flat 4

##### Third Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom



# LOT 76

## 6 Week Completion Available 177 Beaumanor Road, Leicester, Leicestershire LE4 5QE

\*Guide Price  
**£70,000+**

### 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 Belgrave Meadows are within easy reach. Transport links are provided by Leicester 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  
Bathroom

#### Exterior

The property benefits from a rear garden.

#### EPC Rating D





LOT 77

**7 Englefield Close, Orpington,  
Kent BR5 2HX**\*Guide Price  
**£225,000+****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 Scadbury Estate Country Park are within easy reach. Transport links are provided by St Mary Cray rail station.

**Description**

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

**EPC Rating** D**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen**First Floor**  
Three Bedrooms  
Bathroom**Exterior**  
The property benefits from a rear garden.

LOT 78

**3 Low Road, Wickhampton, Norwich,  
Norfolk NR13 3PA**\*Guide Price  
**£155,000+****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 Broads National Park are within easy reach. Transport links are provided by Cantley 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  
WC**First Floor**  
Three Bedrooms  
Bathroom**Exterior**  
The property benefits from both front and rear gardens.**EPC Rating** D



LOT 79

44 Tollington Road, Islington,  
London N7 6PG

\*Guide Price  
£1,000,000+



A Vacant Five Bedroom Mid Terrace House. Offered With Planning Permission to Convert into Two Flats (1 x Four Bedroom, 1 x Two Bedroom)

Location

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

Description

The property comprises a five bedroom mid terrace house arranging over ground and three upper floors. All extensions, ground and first, as well as loft rear and front dormers have been built already, so only internal conversion needed, although some additions to the rear extensions are needed following the approval of planning for the 2 flats.

Accommodation

Ground Floor

Two Reception Rooms  
Kitchen  
Workshop  
WC

First Floor

Two Bedrooms  
Bathroom

Second Floor

Reception Room  
Kitchen  
Bedroom

Third Floor

Bedroom  
Bathroom

Exterior

The property benefits from a rear garden.

Tenure

Freehold

Planning

Islington Borough Council granted the following planning permission (ref: P2023/3058/FUL) on 28th April 2025 : 'Conversion of an existing single dwelling house to create two new flats, comprising one 4-bedroom, 5-person unit and one 2-bedroom, 3-person unit. The project includes the demolition of the existing rear ground floor extension and the erection of new rear ground and first floor extensions. Additionally, the existing front single dormer will be replaced with two front dormer windows, and the existing rear dormer will be enlarged. The proposal also includes the provision of cycle storage facilities at both the front and rear of the property, the installation of solar panels, and the installation of an Air Source Heat Pump (ASHP) to the rear'. The seller has advised the extension works have been completed.



LOT 80

**52 Coles Green Road, Neasden,  
London NW2 7ES****\*Guide Price  
£795,000+**

**A Vacant Five Bedroom Mid Terrace HMO. ERV based on the Local Housing Allowance (LHA) Rate is £86,161.40 per annum (Source: LHA Website).**

**Tenure**

Freehold

**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 Hendon rail station.

**Description**

The property comprises a five bedroom mid terrace HMO arranged over ground and two upper floors with an outbuilding to the rear. The property has recently been refurbished.

**Joint Auctioneers****LDN/INVESTMENTS**

T: 020 7711 0844 E: daniel@ldninvestments.com

**Accommodation****Ground Floor**

Reception Room with Open Plan Kitchen  
Two Bedrooms with En Suites

**First Floor**

Two Bedrooms with En Suites

**Second Floor**

One Bedroom with En Suite

**Outbuilding**

Reception Room with Kitchenette  
Bathroom

**Exterior**

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

**Note**

The property has an HMO license for 8 people and 5 rooms.

**EPC Rating C**

LOT 81

**126 Westcotes Drive, Leicester,  
Leicestershire LE3 0QS****\*Guide Price  
£175,000+**

**A Vacant Mid Terrace House Loosely Arranged to Provide Two Flats (1 x Two Room and 1 x Four Room). Potential To Be Converted Back Into A Single Dwelling (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 Castle Park are within easy reach. Transport links are provided by Leicester rail station.

**Description**

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

**Accommodation****Ground Floor****Flat 1**

Two Rooms  
Open Plan Kitchen/Dining Room  
Bathroom

**First and Second Floor****Flat 2**

Four Rooms  
Kitchen  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.





LOT 82

By Order of the Executors  
29 Radyr Road, Cardiff,  
South Glamorgan CF14 2FU

\*Guide Price  
£215,000+

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 83

16 Standley Road, Walton on the Naze,  
Essex C014 8PT

\*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 The Bath House Meadow are within easy reach. Transport links are provided by Frinton-on-Sea 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

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating D**





LOT 84

## Land and Garages at the Rear of 38 Wood End Green Road, Hayes, Middlesex UB3 2SH

\*Guide Price  
**£100,000+**

**Four Vacant Single Storey Lock Up Garages Situated on a Plot of Land Measuring Approximately 358 sq m (3,857 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)**

### Tenure

Freehold

### Location

The garages are situated on a residential road close to local shops and amenities. The open spaces of Barra Hall Park are within easy reach. Transport links are provided by West Drayton rail station.

### Description

The property comprises four single storey lock up garages situated on a plot of land measuring approximately 358 sq m (3,857 sq ft).

### Planning

Plans have been drawn up for the erection of two houses. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection. 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 85

## 638D Green Lanes, Hornsey, London N8 0SD

\*Guide Price  
**£100,000+**

### A Vacant Ground Floor Studio Flat

### Location

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

### Description

The property comprises a ground floor studio flat situated within an end of terrace building.

### Tenure

Leasehold. The property is held on a 999 year lease from 16th March 2022 (thus approximately **996 years unexpired**).

### Accommodation

#### Ground Floor

Studio Room

Kitchen

Bathroom





LOT 85A

Former Workshop, 99-103 Bishopsworth Road, Bristol, Avon BS13 7JR

\*Guide Price  
£20,000+

A Vacant Single Storey Former Workshop. Potential for Redevelopment (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 Manor Woods Valley are within easy reach. Transport links are provided by Parson Street rail station.

Description

The property comprises a single storey former workshop.



LOT 86

Ground Floor, 75 Lord Street, Fleetwood, Lancashire FY7 6DS

\*Guide Price  
£70,000+

A Ground Floor Retail Unit Let to Ladbrokes Producing £13,500 Per Annum

Tenure

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

Description

The property comprises a ground floor retail unit situated in a mixed use parade arranging over ground and two upper floors.

Note

VAT is not applicable

EPC Rating B

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Lessee	Lease Term	Current Annual Rent	Notes
Ground Floor, 75 Lord Street	Ground	G.I.A. Approximately 249.5 sq m (2,686 sq ft)	Ladbrokes Betting & Gaming Limited	5 years commencing on 18th October 2021	£13,500 PA	Tenant did not exercise the break clause in 2024.

Current Rent Reserved £13,500 Per Annum





LOT 87

**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 88

**By Order of the LPA Receivers  
30-32 Colegate, Norwich,  
Norfolk NR3 1BG**

\*Guide Price  
**£170,000+**

**An End of Terrace Building Arranged to Provide a Restaurant  
Let at £21,000 Per Annum**

**Tenure**

Freehold

**Location**

The property is situated in Norwich Town Centre. Nearby multiples include M&S, Premier Inn & John Lewis. The open spaces of Mousehold Heath are within easy reach. Transport links are provided by Norwich rail station.

**Description**

The property comprises an end of terrace building arranged over basement, ground and first floors.

**Tenancy**

The property is subject to a 20 year lease from 17th October 2011 at a rent of £21,000 per annum. Rent reviews every 4 years. The receivers are not collecting any rent. Please refer to the legal pack for further information.

**Accommodation**

**Basement**

Storage Area

**Ground Floor**

Restaurant Area

**First Floor**

Restaurant Area

Total GIA Approximately 243 sqm /  
2,615 sq ft

**Note**

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

**On the Instructions of**





LOT 89

**Flat 31 Wickway Court, Cator Street, Peckham,  
London SE15 6QB**

\*Guide Price  
**£245,000-£265,000**

**A Second Floor Three Bedroom Flat Subject to an Assured  
Shorthold Tenancy Producing £28,800 Per Annum**

**Tenure**

Leasehold. The property is held on a 125 year lease from 10th March 2003 (thus approximately **102 years unexpired**).

**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 Queens Road Peckham rail station.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £2,400 per calendar month.

**Description**

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

**Accommodation**

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

**Exterior**

The property benefits from a balcony.

**EPC Rating C**



LOT 90

**156 Kingsnorth Road, Ashford,  
Kent TN23 6LS**

\*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 Victoria Park are within easy reach. Transport links are provided by Ashford international 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

**First Floor**

Three Bedrooms

**Exterior**

The property benefits from both front and rear gardens.

**EPC Rating D**





LOT 91

**142A & 142B Chesterfield Road, Ashford,  
Surrey TW15 3PD****\*Guide Price  
£325,000+****A Vacant Detached Building Arranged to Provide Two Flats (1 x Two Bedroom & 1 x One Bedroom). Potential for a Loft 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 Fordbridge Park are within easy reach. Transport links are provided by Ashford rail station.

**Description**

The property comprises a detached building arranged to provide two flats (1 x one bedroom, 1 x two bedrooms).

124A - D

124B - E

**Tenure**

Freehold

**Accommodation****Ground Floor - Flat 1**

Reception Room/Kitchen  
Two Bedrooms  
Bathroom

**First Floor - Flat 2**

Reception Room/Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a rear garden.



LOT 92

**Land to the Rear of 411 Minster Road, Minster on Sea,  
Sheerness, Kent ME12 3NS****\*Guide Price  
£30,000+****A Residential Development Site Measuring Approximately 238 sq m (2,562 sq ft) Offered With Planning Permission Granted in 2001 for the Erection of a Detached Two Bedroom Bungalow****Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a residential development site measuring approximately 238 sq m (2,562 sq ft). Development is understood to have commenced, with foundations reported to have been laid on site; however, no guarantees are provided in respect of the works carried out to date, and interested parties must rely on their own investigations.

**Planning**

Swale Borough Council granted the following planning permission (ref: SW/01/368) on 6th April 2001: 'For the construction of a detached bungalow, subject to conditions'.

Works have commenced, which may indicate that the planning permission remains extant. However, prospective bidders must carry out their own enquiries to satisfy themselves that the planning consent is still valid.





LOT 93

6 Week Completion Available  
217 Hollington Old Lane, St. Leonards-on-Sea,  
East Sussex TN38 9DS

\*Guide Price  
£95,000+

**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 Woody Wood Orchard are within easy reach. Transport links are provided by Ore rail station.

**Description**

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

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen/Diner  
Bathroom

**First Floor**

Two Bedrooms

**Exterior**

The property benefits from a rear garden.

**EPC Rating D**



LOT 94

By Order of the Executors  
259 Dividy Road, Stoke-on-Trent,  
Staffordshire ST2 0BJ

\*Guide Price  
£65,000+

**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.

**EPC Rating C**





LOT 95

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

\*Guide Price  
**£100,000+**

**A Two Bedroom Semi Detached House Offered with Vacant Possession**

**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.

**Note**

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

**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

**By Order of a Housing Association  
6 Clarendon Street, Haworth, Keighley,  
West Yorkshire BD22 8PU**

\*Guide Price  
**£155,000+**

**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 Central Park are within easy reach. Transport links are provided by Keighley rail station.

**Description**

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

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen

**First Floor**

Two Bedrooms  
Bathroom

**Second Floor**

Bedroom





LOT 97

**17 Bankside, Bolney, Haywards Heath,  
West Sussex RH17 5QN**

\*Guide Price  
**£140,000+**

**A Vacant First Floor Two Bedroom Flat**

**Location**

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

**Description**

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

**Tenure**

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

**Accommodation  
First Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a private rear garden.

**EPC Rating C**



LOT 98

**Second Floor Flat, 1372 Greenford Road, Greenford,  
Middlesex UB6 0HL**

\*Guide Price  
**£130,000+**

**A Vacant Second Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1999 (thus approximately 73 years unexpired).

**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 Sudbury Hill underground station (Piccadilly line) and Sudbury Hill Harrow rail station.

**EPC Rating C**

**Description**

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

**Accommodation  
Second Floor**

Reception Room  
Kitchen  
Two Bedroom  
Bathroom





LOT 99

**56 Athole Grove, Southport,  
Merseyside PR9 7DE**\*Guide Price  
**£40,000+**

**A Vacant Two/Three Bedroom Detached Bungalow Situated on a Plot of Land Measuring Approximately 343 sq m (3,696 sq ft). Potential for Development (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 Hesketh Park are within easy reach. Transport links are provided by Southport rail station.

**Description**

The property comprises a two/three bedroom detached bungalow arranged over the ground floor situated on a plot of land measuring approximately 343 sq m (3,696 sq ft).

**Tenure**

Freehold

**Accommodation****Ground Floor**

Reception Room  
Kitchen  
Three Bedrooms  
Bathroom

**Exterior**

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



LOT 100

**34 Church Road, Benfleet,  
Essex SS7 4BP**\*Guide Price  
**£240,000+****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 Tarpots Recreation Ground are within easy reach. Transport links are provided by Pitsea 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. There may be potential to convert the property into an HMO (subject to obtaining all relevant consents)

**Accommodation****Ground Floor**

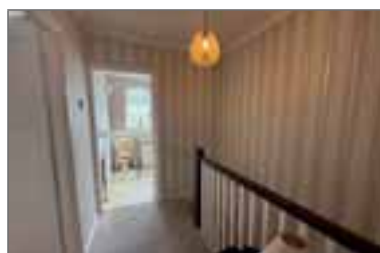
Two Reception Rooms  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.

**EPC Rating C**



LOT 101

174 Holt Road, Horsford, Norwich,  
Norfolk NR10 3HQ

\*Guide Price  
£130,000+

A Vacant First Floor Two Bedroom Flat

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

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

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

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

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

**EPC Rating** C



LOT 102

3 Staithe Road, Tunstall, Norwich,  
Norfolk NR13 3PS

\*Guide Price  
£170,000+

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 Broads National Park are within easy reach. Transport links are provided by Acle rail station.

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

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

**First Floor**  
Two Bedrooms  
Bathroom

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

**EPC Rating** D





LOT 103

**Land at Hexton Road, Glastonbury,  
Somerset BA6 8HL****\*Guide Price  
£50,000+****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.

**Next auction: 10th & 11th September 2025**

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LOT

104

Holbrook House, 72 Bank Street, Maidstone,  
Kent ME14 1SN

\*Guide Price

£140,000+



**A Mid Terrace Mixed Use Building Arranged to Provide Two Ground Floor Commercial Units and Six Flats on the Upper Floors (All Sold Off) Producing £1,500 Per Annum. Offered With Planning Permission for the Erection of a Five Bedroom HMO to the Rear. Potential for a Roof Development (Subject to Obtaining all Relevant Consents)**

**Tenure**

Freehold

**Location**

The property is situated on a mixed use road close to Fremlin Walk Shopping Centre. The open spaces of Brenchey Gardens are within easy reach. Transport links are provided by Maidstone West rail station and the A249.

**Description**

The property comprises a mid terrace mixed use mid terrace building arranged to provide two ground floor commercial units and six flats on the upper floors (all sold off).

**Planning**

Maidstone Borough Council granted the following planning permission (ref: 25/500095/FULL) on 30th April 2025 : 'Demolition of existing brick enclosure and erection of a 4 storey building to accommodate a 5no. bedroom HMO with communal kitchen, roof top garden, and refuse, recycling and cycle storage'.

**Accommodation & Tenancy Schedule**

Property	Floor	Accommodation	Tenancy Details	Current Rent
Holbrook House, 72 Bank Street	Lower Ground and Ground	Not Inspected	999 years from 19th April 2016	N/A - Service charges still collected
Flat 1, Holbrook House	First	Not Inspected	150 years from 25th March 2018	Ground Rent £250 Per Annum
Flat 2, Holbrook House	First	Not Inspected	150 years from 25th March 2018	Ground Rent £250 Per Annum
Flat 3, Holbrook House	Second	Not Inspected	150 years from 25th March 2018	Ground Rent £250 Per Annum
Flat 4, Holbrook House	Second	Not Inspected	150 years from 25th March 2018	Ground Rent £250 Per Annum
Flat 5, Holbrook House	Third	Not Inspected	150 years from 25th March 2018	Ground Rent £250 Per Annum
Flat 6, Holbrook House	Third	Not Inspected	150 years from 25th March 2018	Ground Rent £250 Per Annum



LOT 105

**14 Whitegates Road, Bilston,  
West Midlands WV14 8UY****\*Guide Price  
£75,000+****A Vacant Three Bedroom 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 Clayton Park are within easy reach. Transport links are provided by Coseley rail station.

**Description**

The property comprises a three bedroom detached 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, a garage and off street parking.



LOT 106

**Flat 6 Queen Annes Court, Peascod Street, Windsor,  
Berkshire SL4 1DG****\*Guide Price  
£295,000+****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 107

## 352 The Water Gardens, Paddington, London W2 2DG

\*Guide Price  
**£475,000+**

### A Well Located Vacant Fourth 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.

#### Description

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

#### Accommodation

##### Fourth Floor

Reception Room/Dining Room  
Kitchen  
Two Bedrooms  
Two Bathrooms

#### Exterior

The property benefits from an onsite porter.



# LOT 108

## Flat 1 Beaumont Court, Upper Clapton Road, Hackney, London E5 8BG

\*Guide Price  
**£100,000+**

### A Ground Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £17,232.24 Per Annum

#### Tenure

Leasehold. The property is held on a 88 year lease from 25th December 1979 (thus approximately **42 years unexpired**).

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of North Millfields Recreation Ground are within easy reach. Transport links are provided by Clapton overground station and Hackney Downs rail station.

#### Note

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

#### EPC Rating D

#### Description

The property comprises a ground floor studio flat situated within a mixed use parade arranging over ground and four upper floors.

#### Accommodation

##### Ground Floor

Studio Room  
Kitchen  
Bathroom

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,436.02 per calendar month.





LOT 109

**26 Church Road, Reedham, Norwich,  
Norfolk NR13 3TX**\*Guide Price  
**£205,000+****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 Pettitts Animal Adventure Park are within easy reach. Transport links are provided by Reedham 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  
Bathroom  
Separate WC

**First Floor**

Three Bedrooms

**Exterior**

The property benefits from both front and rear gardens.

**EPC Rating F**

LOT 110

**16 New Street, Cawston, Norwich,  
Norfolk NR10 4AL**\*Guide Price  
**£170,000+****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 Broadland Country Park are within easy reach. Transport links are provided by the A140.

**Description**

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

**Accommodation****Ground Floor**

Two Reception Rooms  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

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

**EPC Rating D**



111 | 19D East Dulwich Grove, Southwark,  
London SE22 8PW

\*Guide Price  
£200,000+



A Basement Unit Offered With Planning Permission to Extend and Convert into a Lower Ground Floor Two Bedroom Flat

Location

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

Planning

Southwark Borough Council granted the following planning permission (ref: 23/AP/3592) on 30th May 2024 : 'Conversion of basement level into habitable accommodation including construction of single storey extension to existing basement level. The addition of a juliet balcony and an associated fire escape to the rear elevation at ground floor level. Construction of a bin and cycle storage to the front amenity space'.

Tenure

Freehold

Description

The property comprises a basement unit situated within a mid terrace building arranging over lower ground, ground, and first floors.

Accommodation

Lower Ground Floor  
Basement

Exterior

The property benefits from a private rear garden.

Proposed Accommodation

Lower Ground Floor  
Two Bedrooms (One with En-Suite)  
Two Rooms  
Kitchen  
Bathroom



LOT 112

**Flat 28 Eckington House, Fladbury Road, Tottenham, London N15 6SH****\*Guide Price  
£130,000+****A Vacant Fourth Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 19th June 1989 (thus approximately **89 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Paignton Road Open Space are within easy reach. Transport links are provided by Seven Sisters underground station (Victoria line), overground station and rail station.

**Description**

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

**Accommodation**

**Fourth Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom



LOT 113

**1 Fore Street, Wellington, Somerset TA21 8AA****\*Guide Price  
£100,000+****A Ground Floor Retail Unit Fully Let Producing £15,000 Per Annum (Reflecting a Gross Initial Yield of 15%)****Location**

The property is situated in Wellington city centre close to local shops and amenities. Nearby multiples include Boots Pharmacy, JD Wetherspoon and Asda. The open spaces of Wellington Park are within easy reach. Transport links are provided by Taunton rail station and the M5.

**Tenure**

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

**Accommodation**

**Ground Floor**  
Retail Unit

**Tenancy**

The property is subject to a lease at a rent of £15,000 per annum.

**Description**

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





## LOT 114 | 1A Fore Street, Wellington, Somerset TA21 8AA

\*Guide Price  
**£100,000+**

### Vacant First and Second Floor Self-Contained Ancillary Space Offered With Planning Permission to Convert into Four Flats (4 x One Bedroom)

#### Description

The property comprises first and second floor self-contained ancillary space situated within a mid terrace building arranging over ground and two upper floors.

#### Planning

Somerset Borough Council granted the following planning permissions (ref: 43/23/0063/CG) on 12th June 2023 : 'Application to determine if Prior Approval is required for a proposed change of use from commercial, business and service (Use Class E) to mixed use including 2 No. flats' and (ref: 43/23/0035) on 23rd March 2023 : 'Change of use of second floor from offices (Class E) into 2 No. residential units'.

#### Tenure

Freehold

#### Location

The property is situated in Wellington city centre close to local shops and amenities. The open spaces of Wellington Park are within easy reach. Transport links are provided by Taunton rail station and the M5.

#### Accommodation

**First Floor**  
Ancillary Space

**Second Floor**  
Ancillary Space

#### Note

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



## LOT 115 | Flat 5, Walsingham House, 1331 High Road, Whetstone, London N20 9HR

\*Guide Price  
**£300,000+**

### A Ground Floor One Bedroom Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 29th September 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 Brook Farm Open Space are within easy reach. Transport links are provided by Totteridge & Whetstone underground station (Northern line) and Oakleigh Park rail station.

**EPC Rating E**

#### Description

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

#### Accommodation

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

On the Instructions of





LOT 116

Flat 3, 2 Buxton Road, Willesden,  
London NW2 5BJ\*Guide Price  
**£100,000+****A Vacant First Floor Studio 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 Walthamstow Central underground station (Victoria line) and Lea Bridge rail station.

**Description**

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

**Tenure**

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

**Accommodation**

**First Floor**  
Studio Room  
Bathroom



LOT 117

Flat 2, 309 Barking Road, Plaistow,  
London E13 8EE\*Guide Price  
**£75,000+****A First Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £13,200 Per Annum (Reflecting a Gross Initial Yield of 17.6%)****Tenure**

Leasehold. The property is held on a 125 year lease from 1st January 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 Central Park are within easy reach. Transport links are provided by East Ham underground station (Circle line) and Barking rail station.

**Description**

The property comprises a first floor studio flat situated within a mixed use parade arranging over ground and first floors.

**Accommodation**

**First Floor**  
Studio Room  
Bathroom

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,100 per calendar month.

**EPC Rating C**



# LOT 118

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

\*Guide Price  
**£230,000+**

### 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 119

## Flat 3 Gavin House, 25 Plumstead High Street, Plumstead, London SE18 1SP

\*Guide Price  
**£135,000+**

### A Ground and First Floor Two Bedroom Split Level Flat

**Tenure**  
Leasehold. The property is held on a 125 year lease from 24th April 2017 (thus approximately **116 years unexpired**).

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Broadwater Green are within easy reach. Transport links are provided by Abbey Wood underground station (Elizabeth line) and Plumstead rail station.

**Description**  
The property comprises a ground and first floor two bedroom split level flat arranged over ground and two upper floors.

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

**First Floor**  
Two Bedrooms  
Bathroom

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

**EPC Rating** C

**On the Instructions of**





## LOT 120 | 74A Edgware Way, Edgware, Middlesex HA8 8JS

\*Guide Price  
**£150,000+**

### A Vacant First and Second Floor Three Bedroom Split Level Flat Potential to Convert into an HMO (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 Edgwarebury Park are within easy reach. Transport links are provided by Stanmore underground station (Jubilee line) and Mill Hill Broadway rail station.

#### Description

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

**EPC Rating C**

#### Tenure

Leasehold. The property is held on a 99 year lease from 29th September 1982 (thus approximately **56 years unexpired**).

#### Accommodation

##### First Floor

Two Reception Rooms  
Kitchen  
Bathroom

##### Second Floor

Three Bedrooms  
Bathroom



## LOT 121 | Flat 22 Walford House, Cannon Street Road, Shadwell, London E1 1QL

\*Guide Price  
**£130,000+**

### A Second Floor Studio Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 26th February 1990 (thus approximately **89 years unexpired**).

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Swedenborg Gardens are within easy reach. Transport links are provided by Shadwell overground station (Windrush line) and Fenchurch Street rail station.

**EPC Rating C**

#### Description

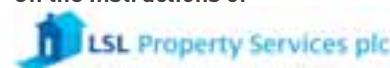
The property comprises a second floor studio flat situated within a purpose built block arranged over ground and four upper floors.

#### Accommodation

##### Second Floor

Studio Room  
Kitchen  
Bathroom

#### On the Instructions of





LOT 122

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 123

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 124

## 28 Kenilworth Way, Banbury, Oxfordshire OX16 0QL

\*Guide Price  
**£115,000+**

### 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 Peoples Park are within easy reach. Transport links are provided by Banbury rail station.

**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

**First Floor**  
Three Bedrooms  
Bathroom

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



# LOT 125

## Flat 58 Geneva Court, 2 Rookery Way, Hendon, London NW9 6GB

\*Guide Price  
**£200,000+**

### A First Floor One Bedroom Flat

**Tenure**  
Leasehold. The property is held on a 999 year lease from 1st April 2001 (thus approximately 975 years unexpired).

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of West Hendon Playing Field are within easy reach. Transport links are provided by Colindale underground station (Northern line) and Hendon rail station.

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

**Accommodation**  
**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**  
The property benefits from underground parking and communal gardens.

**EPC Rating** C





# LOT 126

## 139A Prestbury Road, Cheltenham, Gloucestershire GL52 2DT

\*Guide Price  
**£80,000+**

### 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 Whaddon Playground are within easy reach. Transport links are provided by Cheltenham Spa rail station.

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

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

**First Floor**  
Two Bedrooms

**Exterior**  
The property benefits from a yard and off street parking.

**EPC Rating** C



# LOT 127

## 11 Yewdale Avenue, Heysham, Morecambe, Lancashire LA3 2LR

\*Guide Price  
**£50,000+**

### A Vacant Three Bedroom Semi Detached House. Potential for Rear and Side 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 The National Trust Heysham Coastline are within easy reach. Transport links are provided by Heysham Port rail station.

**Description**  
The property comprises a three bedroom semi detached house arranged over ground and two upper floors. The property requires a program of refurbishment.

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

**First Floor**  
Three Bedrooms  
Bathroom

**Second Floor**  
Loft

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





LOT 128

**Basement Flat 8 Percival Terrace, Dover,  
Kent CT17 9SU****\*Guide Price  
£40,000+****A Vacant Lower Ground Floor Studio Garden Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 3rd May 1989 (thus approximately **89 years unexpired**).

**Location**

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

**Description**

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

**EPC Rating D****Accommodation****Lower Ground Floor**

Studio Room  
Kitchen  
Bathroom

**Exterior**

The property benefits from a rear garden.



LOT 129

**Flat 4D Arlington House, All Saints Avenue, Margate,  
Kent CT9 1XP****\*Guide Price  
£35,000-£75,000****A Fourth Floor Two Bedroom Flat Subject to an Assured  
Shorthold Tenancy Producing £10,800 Per Annum****Tenure**

Leasehold. The property is held on a 114 year lease from 1st October 1961 (thus approximately **50 years unexpired**).

**Location**

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

**Description**

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

**EPC Rating D****Accommodation****Fourth Floor**

Reception Room with Open-Plan  
Kitchen  
Two Bedrooms  
Bathroom

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £10,800 per annum.





LOT 130

47 Barfs Road, Distington, Workington,  
Cumbria CA14 5TG

\*Guide Price  
£42,000+

**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 Vulcan Park are within easy reach. Transport links are provided by Harrington rail station.

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

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

**First Floor**  
Two Bedrooms  
Bathroom

**Exterior**  
The property benefits from front, side and rear gardens and off street parking.



LOT 131

13 Rose Lane, Biggleswade,  
Bedfordshire SG18 0JT

\*Guide Price  
£150,000+

**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 Franklin Recreation Ground are within easy reach. Transport links are provided by Biggleswade rail station.

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

**EPC Rating** D

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

**Ground Floor**  
Through Reception Room  
Kitchen  
Bathroom

**First Floor**  
Two Bedrooms

**Exterior**  
The property benefits from a rear garden, an outbuilding and off street parking.





## LOT 132 | 2 Shipden House, High Street, Cromer, Norfolk NR27 9HG

\*Guide Price  
**£110,000+**

### A Vacant First Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 99 year lease from 12th March 2004 (thus approximately **77 years unexpired**).

#### Location

The property is situated on a residential road close to the town centre. The open spaces of Cromer Beach are within easy reach. Transport links are provided by Cromer rail station.

#### Description

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

#### Accommodation

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



## LOT 133 | 230A Sydenham Road, Croydon, Surrey CR0 2EB

\*Guide Price  
**£170,000+**

### A Vacant Lower Ground and Ground Floor Six Room Split Level Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 28th April 1987 (thus approximately **87 years unexpired**).

#### Location

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

#### Description

The property comprises a lower ground and ground floor six room split level flat situated within a mid terrace building arranging over ground lower ground, ground and two upper floors. There may be potential to convert the property into 2 flats (subject to obtaining all relevant consents)

#### EPC Rating C

#### Accommodation

**Lower Ground Floor**  
Two Bedrooms (One with En-Suite)

#### Ground Floor

Two Reception Rooms  
Two Bedrooms  
Two Bathrooms

G.I.A approximately 129 m2 (1,399 sp.ft.)

#### Exterior

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





## LOT 134 | 274A Westmount Road, Eltham, London SE9 1YA

\*Guide Price  
**£130,000+**

### A Vacant First Floor Two Bedroom Maisonette

#### Tenure

Leasehold. The property is held on a 97 year lease from 25th March 1956 (thus approximately **27 years unexpired**).

#### Location

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

#### Description

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

#### Accommodation

##### First Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from a private rear garden.

#### EPC Rating D



## LOT 135 | 34 Grasmere Street West, Gateshead, Tyne And Wear NE8 1TS

\*Guide Price  
**£100,000+**

### A Ground Floor Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £6,600 Per Annum

#### Tenure

Long Leasehold. The property is held on a 999 year lease from 8th May 1987 (thus approximately **961 years unexpired**).

#### 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. Transport links are provided by Newcastle rail station.

#### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 23rd August 2024 at a rent of £550 per calendar month.

#### Description

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

#### Accommodation

##### Ground Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from a rear garden.





LOT 136

**2 The Willow Chase, Long Newton, Stockton-on-Tees,  
Cleveland TS21 1PD****\*Guide Price  
£100,000+****A Vacant Four Bedroom Detached House****Tenure**  
Freehold**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Ropner Park are within easy reach. Transport links are provided by Allens West rail station.**Description**  
The property comprises a four bedroom detached house arranged over ground and first floors. The property requires a program of refurbishment.**Accommodation**  
**Ground Floor**  
Three Reception Rooms  
Kitchen  
Separate WC**First Floor**  
Four Bedrooms (One with an En-Suite)  
Bathroom  
Separate WC**Exterior**  
The property benefits from both front and rear gardens, a garage and off street parking.

LOT 137

**4 Ricket Lane, Blidworth, Mansfield,  
Nottinghamshire NG21 0QW****\*Guide Price  
£65,000+****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 Newstead Park are within easy reach. Transport links are provided by Mansfield 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 with Open-Plan Kitchen**First Floor**  
Two Bedrooms  
Bathroom**Exterior**  
The property benefits from a rear yard.**EPC Rating G**



LOT 138

**Flat 42 Madison Heights, 17-27 High Street, Hounslow, Middlesex TW3 1TA**

\*Guide Price  
**£190,000+**

**A Seventh Floor One Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 150 year lease from 25th December 1996 (thus approximately **121 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

**Seventh Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from allocated parking.

**EPC Rating C**

**On the Instructions of**



LOT 139

**5 Pine Acre Court, The Ridge, Woking, Surrey GU22 7EQ**

\*Guide Price  
**£220,000+**

**A Lower Ground and Ground Floor Two Bedroom Split Level Flat Subject to an a Periodic Tenancy Producing £20,400 Per Annum**

**Tenure**

Leasehold. The property is held on a 999 year lease from 13th January 1996 (thus approximately **970 years unexpired**).

**Location**

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

**Description**

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

**Note**

Buyers are advised that there is a boundary dispute relating to the garden of the property. Further details are available within the legal pack, and interested parties must rely on their own enquiries.

**Accommodation**

**Lower Ground Floor**  
Three Basement Rooms  
**Ground Floor**  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from access to gardens and a garage.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 11/04/2022 at a rent of £1,700 per calendar month.

**EPC Rating C**

**On the Instructions of**





LOT 140

**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 141

**Flat F 28 Hibernia Road, Hounslow,  
Middlesex TW3 3RY**

\*Guide Price  
**£80,000+**

### A Second Floor One Bedroom Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 22nd December 2006 (thus approximately **106 years unexpired**).

#### Location

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

#### EPC Rating F

#### Description

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

#### Accommodation

**Second Floor**  
Open Plan Reception Room/Kitchen  
Bedroom  
Bathroom

#### On the Instructions of

**Connells**  
group





LOT 142

**44 Whitley Close, Stanwell, Staines-upon-Thames,  
Middlesex TW19 7EZ**

\*Guide Price  
**£110,000+**

**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 143

**6 Week Completion Available or Earlier if Required**  
**25 Avenue Road, Dover,  
Kent CT16 2PX**

\*Guide Price  
**£130,000+**

**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 144

6 Week Completion Available  
**110 Roseholme, Maidstone,  
 Kent ME16 8DS**

\*Guide Price  
**£75,000+**

### A Vacant Second Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 999 year lease from 1st March 1962 (thus approximately **936 years unexpired**).

#### Location

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

**EPC Rating G**

#### Description

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

#### Accommodation

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



LOT 145

**101 Chase Road, Southgate,  
 London N14 4LA**

\*Guide Price  
**£900,000+**

### A Vacant Five Bedroom Detached House

#### Tenure

Freehold

#### Location

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

#### Description

The property comprises a five bedroom detached house arranging over ground and two upper floors.

**EPC Rating D**

#### Accommodation

##### Ground Floor

Two Reception Rooms (One with Open-Plan Kitchen)  
 WC

##### First Floor

Four Bedrooms  
 Bathroom

##### Second Floor

Bedroom  
 Storage Room

#### Exterior

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





## LOT 146 | 23 Best Street, Stoke-on-Trent, Staffordshire ST4 3JN

\*Guide Price  
**£50,000+**

### 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 Fen Park are within easy reach. Transport links are provided by Stoke-on-Trent 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  
Bathroom

**First Floor**

Two Bedrooms

**Exterior**

The property benefits from a rear yard.

**EPC Rating** F



## LOT 147 | 5 Midhurst Hill, Bexleyheath, Kent DA6 7NP

\*Guide Price  
**£100,000+**

### A Vacant Ground Floor Two Bedroom Flat

**Tenure**

Leasehold. The property is held on a 99 year lease from the 25th May 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 The Warren Park are within easy reach. Transport links are provided by Bexley rail station.

**Description**

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

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom





LOT 148

**23A Chapel Street, Petersfield,  
Hampshire GU32 3DY****\*Guide Price  
£90,000+****A Vacant First and Second Floor Four Room Split Level Flat****Location**

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

**Description**

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

**Tenure**

Leasehold. The property is held on a 125 year lease from 24th June 1988 (thus approximately **88 years unexpired**).

**Accommodation**

**First Floor**  
Kitchen/Diner  
Room

**Second Floor**  
Three Rooms (One with En-Suite)  
Bathroom

**EPC Rating E**



LOT 149

**Garage at 16 Chaplin Road, Bristol,  
Avon BS5 0JU****\*Guide Price  
£10,000+****A Vacant Single Storey Lock Up Garage****Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a single storey lock up garage.





# LOT 150

## Land at Back Beacon Street, Birkby, Huddersfield, West Yorkshire HD2 2RT

\*Guide Price  
**£20,000+**

### A Plot of Land Measuring Approximately 43 sq m (463 sq ft)

#### Tenure

Freehold

#### Location

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

#### Planning

Kirklees Borough Council granted the following planning permission (ref: 2015/62/90245/W) on 15th May 2015 : 'Erection of 1 dwelling (within a Conservation Area)'. Planning has now lapsed.

#### Description

The lot comprises a plot of land measuring approximately 43 sq m (463 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

## Flat 1A Riverway House, 260 Westferry Road, Isle of Dogs, London E14 3AG

\*Guide Price  
**£190,000-£230,000**

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

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Millwall Park are within easy reach. Transport links are provided by Island Gardens DLR Rail Station.

#### Description

The property comprises a ground 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 for a term of 24 months commencing 15th February 2025 at a rent of £1,850 per calendar month.

#### Tenure

Leasehold. The property is held on a 125 year lease from 24th June 1988 (thus approximately 88years unexpired).

#### Accommodation

Ground Floor  
Reception Room  
Kitchen  
Bedroom  
Bathroom

#### Exterior

The property benefits from a residents gymnasium and swimming pool.

#### EPC Rating D





LOT 152

**Flat 13 Eynsford House, 9 Lovelinch Close, Bermondsey,  
London SE15 1HD**

\*Guide Price  
**£187,000+**

### 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 153

**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 154

**Flat 20 Altair Court, 204 Southgate Road, Dalston, London N1 3HA**

\*Guide Price  
**£330,000+**

**A Second Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £18,600 Per Annum**

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of London Fields are within easy reach. Transport links are provided by Dalston Junction overground station (Windrush line) and Essex Road rail station.

**Description**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term at a rent of £1,550 per calendar month.

**Tenure**

Leasehold. The property is held on a 999 year lease from 24th June 2000 (thus approximately **974 years unexpired**).

**Accommodation**

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

**Exterior**

The property benefits from communal gardens, off street parking and a balcony.

**EPC Rating D**



LOT 155

**Flat 3 Hatton Place, 118 Midland Road, Luton, Bedfordshire LU2 0FB**

\*Guide Price  
**£120,000-£130,000**

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

**Tenure**

Leasehold. The property is held on a 125 year lease from 31st August 2004 (thus approximately **104 years unexpired**).

**Location**

The property is situated on a residential road close to Luton City Centre. The open spaces of Peoples Park are within easy reach. Transport links are provided by Luton rail station.

**Description**

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

**Note**

The removal of cladding has been approved and remedial works will be starting.

**Accommodation**

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

**Exterior**

The property benefits from a private balcony.

**EPC Rating C**





LOT 156

**157 Moffat Road, Thornton Heath,  
Surrey CR7 8PZ****\*Guide Price  
£140,000+****A 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 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 lower ground floor one bedroom flat situated within an end of terrace building arranged over lower ground, raised ground and first floors.

**Tenure**

Leasehold. The property is held on a 99 year lease from 31st July 1981 (thus approximately **55 years unexpired**).

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a private rear garden.

**EPC Rating C****On the Instructions of**

LOT 157

**57 Edgwick Road, Coventry,  
West Midlands CV6 5FP****\*Guide Price  
£100,000+****A Semi Detached Building Arranged to Provide Three Flats (1 x One Bedroom, 2 x Studio) Fully Let Producing £19,680 Per Annum****Tenure**

Freehold

**Location**

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

**Description**

The property comprises a semi detached building arranged to provide three flats (1 x one bedroom, 2 x studio).

**Tenancy**

The property is subject to individual tenancies at a rent of £19,680 per annum.

**Accommodation**

**Ground Floor**  
Communal Reception Room  
Communal Utility Room

**Flat 1**

Reception Room with Open-Plan  
Kitchen  
Bedroom  
Bathroom

**First Floor**

**Flat 2**  
Studio Room  
Bathroom

**Flat 3**

Studio Room  
Bathroom

**Exterior**

The property benefits from front and rear yards.





## LOT 158 | 167 Moorgate Road, Kippax, Leeds, West Yorkshire LS25 7ET

\*Guide Price  
**£60,000+**

### A Vacant First Floor One Bedroom Flat

#### Tenure

Leasehold. The property is held on a 200 year lease from 25th March 1991 (thus approximately **165 years unexpired**).

#### Location

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

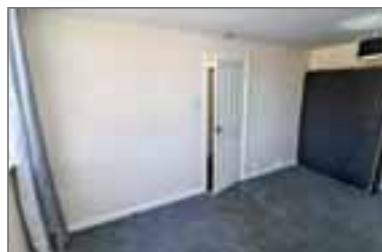
**EPC Rating E**

#### Description

The property comprises a first floor one bedroom flat situated within a mixed use block arranging over ground and first floors.

#### Accommodation

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom



## LOT 159 | 136 Canterbury Road, Kennington, Ashford, Kent TN24 9QE

\*Guide Price  
**£110,000+**

### A Vacant Three Bedroom Semi Detached House

#### Tenure

Leasehold. The property is held on a 99 year lease from 25th December 1956 (thus approximately **31 years unexpired**).

#### Location

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

#### Description

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

**EPC Rating F**

#### Accommodation

**Ground Floor**  
Through Reception Room  
Kitchen

**First Floor**  
Three Bedrooms  
Bathroom

#### Exterior

The property benefits from both front and rear gardens.





LOT 160

**Flat E 128 Upper Clapton Road, Hackney,  
London E5 9JY****\*Guide Price  
£150,000+****A Vacant First Floor Studio Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 6th October 1989 (thus approximately **89 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Stoke Newington Common are within easy reach. Transport links are provided by Clapton overground station and Lea Bridge rail station.

**Description**

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

**Accommodation****First Floor**

Studio Room  
Shower Room with WC

**Note**

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

**Next auction: 10th & 11th September 2025**

We're now taking entries  
for this auction.

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**For further information please call  
Auction House on 020 7625 9007 or  
email: [info@auctionhouselondon.co.uk](mailto:info@auctionhouselondon.co.uk)**

[auctionhouselondon.co.uk](http://auctionhouselondon.co.uk)





**Auction  
House**  
LONDON



Lots 161 - 247

[Next Page >>>](#)



LOT 161

## Land on the North East Side of Watling View, and North Side Of Holyrood Crescent, St. Albans, Hertfordshire AL1 2RB

\*Guide Price  
**£1,000+**

**Land and Roadways Measuring Approximately 0.59 Acres / 2,388 sq m / 25,704 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 Clarence Park are within easy reach. Transport links are provided by St Albans Abbey rail station.

### Description

The lot comprises land and roadways measuring approximately 0.59 Acres / 2,388 sq m / 25,704 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

## Plot 1, Part of Land at Cliftonville, Margate, Kent CT9 3EP

\*Guide Price  
**£1,000+**

**A Plot of Land Measuring Approximately 0.2 Acres / 920 sq m / 9,900 sq ft**

### Tenure

Freehold

### Location

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

### Description

The lot comprises a plot of land measuring approximately 0.2 Acres / 920 sq m / 9,900 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

## Plot 2, Part of Land at Cliftonville, Margate, Kent CT9 3EP

\*Guide Price  
**£1,000+**

**A Plot of Land Measuring Approximately 0.08 Acres / 344 sq m / 3,700 sq ft**

**Tenure**  
Freehold

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

**Description**  
The lot comprises a plot of land measuring approximately 0.08 Acres / 344 sq m / 3,700 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 on The North West Side of Boughton Green Road, Daventry, Northampton, Northamptonshire NN2 8XE

\*Guide Price  
**£1,000+**

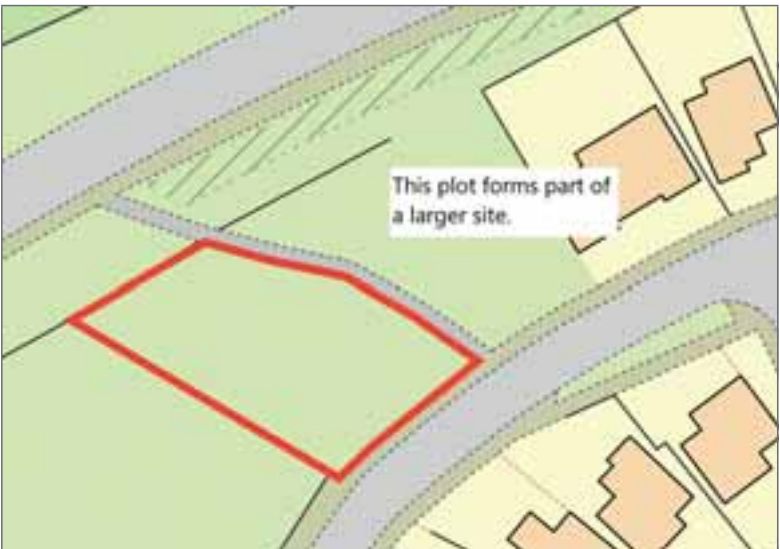
**Land and Roadways Measuring Approximately 0.74 Acres / 2,995 sq m / 32,238 sq ft**

**Tenure**  
Freehold

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

**Description**  
The lot comprises land and roadways measuring approximately 0.74 Acres / 2,995 sq m / 32,238 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 East Side of Flitwick Road, Ampthill,  
Central Bedfordshire MK45 2AW****\*Guide Price  
£1,000+****A Plot of Land Measuring Approximately 0.11 Acres / 460 sq m / 4,950 sq ft****Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 0.11 Acres / 460 sq m / 4,950 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

**Plot 1, Part of Land at Chawn Park Drive, Stourbridge,  
West Midlands DY9 0UG****\*Guide Price  
£1,000+****A Plot of Land Measuring Approximately 0.02 Acres / 111 sq m / 1,200 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 0.02 Acres / 111 sq m / 1,200 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 167

## Plot 2, Part of Land at Chawn Park Drive, Stourbridge, West Midlands DY9 0UG

\*Guide Price  
**£1,000+**

**A Plot of Land Measuring Approximately 0.07 Acres / 284 sq m / 3,060 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 0.07 Acres / 284 sq m / 3,060 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 Fox Burrow Wood, Maidstone Road, Gillingham, Kent ME8 9LF

\*Guide Price  
**£1,000+**

**A Plot of Land Measuring Approximately 0.09 Acres / 373 sq m / 4,010 sq ft**

**Tenure**  
Freehold

**Location**  
The land is situated on a residential road close to local shops and amenities. The open spaces of Kings Frith 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 / 373 sq m / 4,010 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

**Part of Rainham Park Estate, Gillingham,  
Kent ME8 9ER****\*Guide Price  
£1,000+****A Plot of Land Measuring Approximately 0.08 Acres / 344 sq m / 3,700 sq ft****Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 0.08 Acres / 344 sq m / 3,700 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 170

**Part of Land at Ramerick Gardens, Arlesey,  
Bedfordshire SG15 6XZ****\*Guide Price  
£1,000+****A Plot of Land Measuring Approximately 0.5 Acres / 2,023 sq m / 21,775 sq ft****Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 0.5 Acres / 2,023 sq m / 21,775 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 North West Side of Marston Road, Marston, Bedford, Bedfordshire MK43 0UQ

\*Guide Price  
**£1,000+**

**Land and Roadways Measuring Approximately 0.31 Acres / 1,255 sq m 13,509 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 Lidlington Main Park are within easy reach. Transport links are provided by Lidlington rail station.

**Description**  
The lot comprises land and roadways measuring approximately 0.31 Acres / 1,255 sq m 13,509 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

## 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 0.04 Acres / 195 sq m 2,100 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 Leagrave rail station.

**Description**  
The lot comprises a plot of land measuring approximately 0.04 Acres / 195 sq m 2,100 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 173

## 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 174

## 57 Embassy Court, Kings Road, Brighton, East Sussex BN1 2PX

\*Guide Price  
**£130,000+**

### A Vacant Fifth Floor One Bedroom Flat with Sea Views

**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 Hove rail station.

**Description**  
The property comprises a fifth floor one bedroom flat situated within a purpose built block arranged over ground and eight upper floors. The property benefits from a lift. The property requires a program of refurbishment.

**EPC Rating D**

**Tenure**  
Share of Freehold. The property is held on a 999 year lease from 21st August 1978 (thus approximately **953 years unexpired**).

**Accommodation**  
**Fifth Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**  
The property benefits from a private balcony with sea views.





# LOT 175

## Flat 5 Sudeley House, 7 Wharf Street, Sutton Bridge, Spalding, Lincolnshire PE12 9GY

\*Guide Price  
**£20,000+**

### A Vacant Ground Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2012 (thus approximately **111 years unexpired**).

#### Location

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

#### Description

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

#### Accommodation

##### Ground Floor

Reception Room with Open-Plan Kitchen  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from off street parking.

#### EPC Rating C



# LOT 175A

## 54 Smithfield Road, Market Drayton, Shropshire TF9 1EN

\*Guide Price  
**£90,000+**

### 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 Market Drayton Town Park are within easy reach. Transport links are provided by Prees 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  
WC

##### First Floor

Three Bedrooms  
Bathroom

#### Exterior

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

#### EPC Rating D





LOT 176

**255A Oxlow Lane, Dagenham,  
Essex RM10 7YR****\*Guide Price  
£115,000+****A First and Second Floor Split Level Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 29th September 1987 (thus approximately **62 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Eastbrookend Country Park are within easy reach. Transport links are provided by Dagenham East underground station (District line).

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

The property comprises a first and second floor two bedroom split level flat within a mixed use parade arranged over ground and two upper floors.

**Accommodation****First Floor**

Reception Room  
Kitchen

**Second Floor**

Two Bedrooms  
Bathroom

**On the Instructions of**

LOT 177

**Flat 1 71 Selhurst Road, Selhurst,  
London SE25 5QB****\*Guide Price  
£95,000+****A Ground Floor One Bedroom Flat****Location**

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

**Description**

The property comprises a ground floor one bedroom flat situated within a semi-detached building arranged over ground, lower ground and two upper floors. The property requires a program of refurbishment. We are informed by the seller that the ground rent is £80 per annum.

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

Leasehold. The property is held on a 99 year lease from 24th June 1984 (thus approximately **58 years unexpired**).

**Accommodation****Ground Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom





# LOT 178

## 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 179

## Flat 9, 149 Sutton Common Road, Sutton, Surrey SM1 3HP

\*Guide Price  
**£210,000+**

### A Second Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 31st December 1993 (thus approximately **93 years unexpired**).

#### Location

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

#### Description

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

#### Accommodation

##### Second Floor

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

#### Exterior

The property benefits from allocated parking.

#### EPC Rating C

#### On the Instructions of





## LOT 180 | 7 Barras Place, Leeds, West Yorkshire LS12 4JR

\*Guide Price  
**£160,000+**

**A Four Bedroom Mid Terrace HMO Fully Let Producing £28,140 Per Annum (Reflecting a Gross Initial Yield of 17.58%).**

### 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 front yard.

### EPC Rating E



## LOT 181 | 1 Cragg Terrace, Horsforth, Leeds, West Yorkshire LS18 4NS

\*Guide Price  
**£135,000+**

**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 Horsforth Hall Park are within easy reach. Transport links are provided by Horsforth rail station.

### Description

The property comprises a three bedroom end of terrace house arranging over lower ground, ground and two upper floors. The property requires a program of refurbishment.

### EPC Rating F

### Accommodation

#### Lower Ground Floor

Cellar

#### Ground Floor

Reception Room

Kitchen

#### First Floor

Three Bedrooms

Bathroom

#### Second Floor

Loft Room

### Exterior

The property benefits from a rear garden.





# LOT 182

By Order of the Executors  
139 Rutland Street, Grimsby,  
South Humberside DN32 7NE

\*Guide Price  
**£15,000+**

## 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 Weelsby Woods Country Park are within easy reach. Transport links are provided by New Clee 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

Two Reception Rooms  
Kitchen

#### First Floor

Two Bedrooms  
Bathroom

### Exterior

The property benefits from a rear garden.



# LOT 183

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 184

**Land South of Stoke Valley Road, Exeter,  
Devon EX4 5HG****\*Guide Price  
£5,000+****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 185

**Land at Norwich Road, Thwaite,  
Suffolk IP23 7ED****\*Guide Price  
£30,000+****A Plot of Land Measuring Approximately 4 Acres / 16,292 sq m  
(175,365 sq ft)****Tenure**

Freehold

**Description**

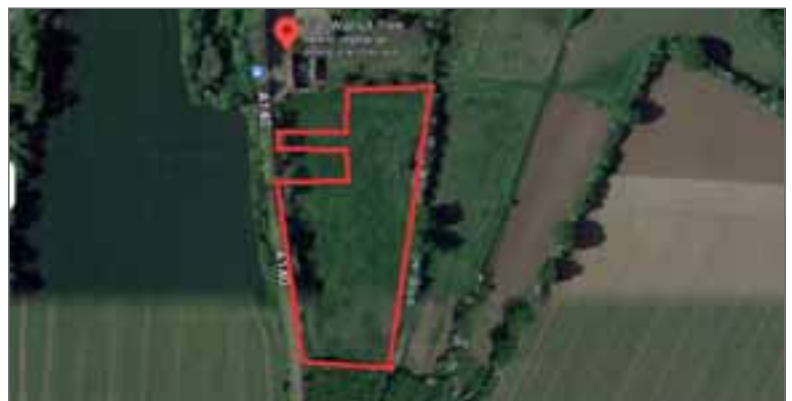
The lot comprises a plot of land measuring approximately 4 Acres / 16,292 sq m (175,365 sq ft). Plans have been drawn up for the erection of nine houses. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House 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.

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Thornham Walks are within easy reach. Transport links are provided by Diss rail station and the A140.

**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 185A

## Land at Bylands Barn Maris Meadow, Redbourn, St. Albans, Hertfordshire AL3 7FB

\*Guide Price  
**£50,000+**

### A Plot of Land Measuring Approximately 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 Flamsteadbury Park are within easy reach. Transport links are provided by Harpenden rail station and the M1.

#### Description

The lot comprises a plot of land measuring approximately 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 186

## Ground Floor Flat 2 Stanley Road, Redland, Bristol BS6 6NW

\*Guide Price  
**£220,000+**

### A Vacant Lower Ground and Ground Floor Two/Three Bedroom Split Level Flat

#### Tenure

Leasehold. The property is held on a 999 year lease from 1st August 1986 (thus approximately 960 years unexpired).

#### Location

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

#### Description

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

#### Accommodation

##### Lower Ground Floor

Reception Room/Bedroom

##### Ground Floor

Reception Room with Open-Plan Kitchen  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from a private rear garden.

#### EPC Rating D





LOT 187

**70A St. James Road, Watford,  
Hertfordshire WD18 0DX****\*Guide Price  
£120,000+****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**). At the buyer's request and costs 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 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.

**Exterior**

The property benefits from a private rear garden.

**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 188

**11 Anvil Court, Blacksmith Row, Slough,  
Berkshire SL3 8LB****\*Guide Price  
£145,000+****A First Floor Two Bedroom Flat and Separate Garage Fully Let  
Producing £15,300 Per Annum****Tenure**

Leasehold. The property is held on a 99 year lease from 1st June 1982 (thus approximately **55 years unexpired**).

**Location**

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

**Description**

The property comprises a first floor two bedroom flat situated within a purpose built block arranged over ground and two upper floors. There is also a separate garage externally.

**Accommodation****First Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

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

**Tenancy**

The flat is subject to an Assured Shorthold Tenancy at a rent of £1,200 per calendar month.

The garage is subject to a lease at a rent of £900 per annum.

**Current Rent Reserved £15,300 per annum**





LOT

188A

Flat 41, Lancaster 80, 80 Princess Street, Manchester,  
Lancashire M1 6NF

\*Guide Price

£120,000-£140,000

A Vacant Seventh Floor One/Two Bedroom Flat

<b>Tenure</b> Leasehold. The property is held on a 999 year lease from 20th March 1990 (thus approximately <b>964 years unexpired</b> ).	<b>Description</b> The property comprises a seventh floor one/two bedroom flat situated within a Grade II Listed building arranging over ground and seven upper floors.
<b>Location</b> 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.	<b>Accommodation</b> <b>Seventh Floor</b> Reception Room Kitchen Bathroom Bedroom  <b>Mezzanine Floor</b> Bedroom area



LOT

189

Flat 5 Guernsey Court, Robin Hood Road, Skegness,  
Lincolnshire PE25 3QU

\*Guide Price

£50,000+

A Vacant Second Floor One Bedroom Flat

<b>Location</b> The property is situated on a residential road close to local shops and amenities. The open spaces of Skegness Beach are within easy reach. Transport links are provided by Skegness rail station.	<b>Tenure</b> Leasehold. The property is held on a 99 year lease from 23rd November 1990 (thus approximately <b>64 years unexpired</b> ).
<b>Description</b> The property comprises a second floor one bedroom flat situated within a purpose built block arranged over ground and two upper floors.	<b>Accommodation</b> <b>Second Floor</b> Reception Room Kitchen Bedroom Bathroom

EPC Rating D





LOT 190

**Land Adjoining 331 St. Albans Road West, Hatfield,  
Hertfordshire AL10 9RN**\*Guide Price  
**£180,000+****A Plot of Land Measuring Approximately 242 sq m (2,605 sq ft).  
Offered With Planning Permission for the Erection of a Three  
Bedroom Detached House****Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 242 sq m (2,605 sq ft).

**Proposed Accommodation****Ground Floor**

Reception Room  
Kitchen  
WC

**First Floor**

Three Bedrooms  
Bathroom

**Second Floor**

Loft

**Planning**

Welwyn Hatfield Borough Council granted the following planning permission (ref: 6/2022/2033/FULL) on 6th April 2023: 'Erection of a 3-bed dwelling following demolition of existing garage and subdivision of plot, and installation of dropped kerb to facilitate a hardstanding for the existing dwelling'.

**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 190A

**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 191 | Flat 10 The Parade, Potter Street, Worksop, Nottinghamshire S80 2AG

\*Guide Price  
**£40,000+**

### A Vacant Second Floor One Bedroom Flat

#### Location

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

#### Description

The property comprises a second floor one bedroom flat situated within a mixed use parade arranged over ground and two upper floors.

#### EPC Rating C

#### Tenure

Leasehold. The property is held on a 350 year lease from 5th September 2016 (thus approximately **341 years unexpired**).

#### Accommodation

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



## LOT 192 | 2 Randolph House, 2-12 Northwick Park Road, Harrow, Middlesex HA1 2NU

\*Guide Price  
**£160,000+**

### A Ground Floor One Bedroom Retirement Flat Subject to an Assured Shorthold Tenancy Producing £12,000 Per Annum

#### Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2017 (thus approximately **991 years unexpired**).

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Kenton Recreation Grounds are within easy reach. Transport links are provided by Harrow on the Hill underground station (Metropolitan line) and rail station.

#### Description

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

#### Accommodation

**Ground 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 £1,000 per calendar month.

#### Note

To be eligible as a resident you must be aged 70 or over. Please refer to the legal pack for more information on eligibility.

The vendor has advised the current tenants are looking for alternative accommodation.





LOT 193

16 St. James Court, St. James's Road, Croydon,  
Surrey CR0 2SE\*Guide Price  
£90,000+**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).

**Note**

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

**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 194

2 Moore Street, Stoke-on-Trent,  
Staffordshire ST6 2HF\*Guide Price  
£35,000+**A Two Bedroom End of Terrace House Subject to an Assured Shorthold Tenancy Producing £4,200 Per Annum****Location**

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

**Description**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £350 per calendar month. There may be potential to increase the rent. Buyers should rely on their own enquiries.

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Two Reception Rooms  
Kitchen  
WC

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear yard.

**EPC Rating D**



# LOT 195

## 122B Portland Road, South Norwood, London SE25 4PL

\*Guide Price  
**£120,000+**

### A First Floor One Bedroom Flat

#### Location

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

#### Description

The property comprises a first floor one bedroom flat situated within a detached building arranging over ground and first floors. The property requires a program of refurbishment.

EPC Rating D

#### Tenure

Leasehold. The property is held on a 125 year lease from 25th December 2001 (thus approximately **101 years unexpired**). Ground Rent is £75

#### Accommodation

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

On the Instructions of



# LOT 195A

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

\*Guide Price  
**£80,000+**

### A Vacant Second Floor Two Bedroom Flat

#### 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

#### Tenure

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

#### Accommodation

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

#### Exterior

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





LOT 196

**Flat 42 Trinity Square, 23-59 Staines Road, Hounslow, Middlesex TW3 3FY****\*Guide Price  
£125,000-£155,000****A First Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £14,400 Per Annum****Tenure**

Leasehold. The property is held on a 950 year lease from 1st January 2016 (thus approximately **941 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

**First Floor**  
Studio Room  
Kitchen  
Bathroom

**Exterior**

The property benefits from off street parking.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,200 per calendar month.



LOT 197

**148A Ewell Road, Surbiton, Surrey KT6 6HE****\*Guide Price  
£220,000+****A Lower Ground Floor Two Bedroom Maisonette****Tenure**

Leasehold. The property is held on a 99 year lease from 25th March 1983 (thus approximately **56 years unexpired**).

**Location**

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

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

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

**Accommodation**

**Lower Ground Floor**  
Reception Room with Open Plan Kitchen  
Two Bedrooms (One En-Suite)  
Bathroom

**Exterior**

The property benefits from a private rear garden.

**On the Instructions of**



LOT 198

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

\*Guide Price  
£115,000+

**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 199

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





LOT 200

**8 Wesley Street, Redruth,  
Cornwall TR15 2EG**\*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 East End Park are within easy reach. Transport links are provided by Redruth rail station and the A30.

**Description**

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

**Accommodation**  
**Ground Floor**

Through Reception Room  
Kitchen  
Bathroom

**First Floor**

Three Bedrooms

**Exterior**

The property benefits from a rear garden.

**EPC Rating D**

LOT 201

**Flat 2, 18 Seafield Road, Blackpool,  
Lancashire FY1 2LS**\*Guide Price  
**£18,000+****A Vacant First Floor One Bedroom Flat. ERV based on the Local Housing Allowance (LHA) Rate is £4,786.60 Per Annum (Source: LHA Website)****Tenure**

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

**Location**

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

**Tenancy**

The LHA rate for a one bedroom property in the area is £92.05 per week (£4,786.60 per annum) [source: lha-direct.voa.gov.uk].

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

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

**Accommodation****First Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a rear yard.





LOT 202

## Flat 8 Glenholme, Foxhouses Road, Whitehaven, Cumberland CA28 8AE

\*Guide Price  
**£5,000-£15,000**

### A Third Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £5,400 Per Annum

#### Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2014 (thus approximately **113 years unexpired**).

#### Location

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

#### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of six months commencing 26th April 2024 at a rent of £450 per calendar month (Holding Over),

#### Description

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

#### Accommodation

**Third Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

#### Note

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

#### EPC Rating D



LOT 203

## Flat 1, 48 Dover Road, Folkestone, Kent CT20 1LD

\*Guide Price  
**£50,000+**

### A Vacant Ground Floor One Bedroom Flat

#### Tenure

Leasehold. The property is held on a 99 year lease from 9th March 2011 (thus approximately **85 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 Mermaid Beach are within easy reach. Transport links are provided by Folkestone Central rail station.

#### EPC Rating E

#### Description

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

#### Accommodation

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





# LOT 203A | 29 Elizabeth Kemp Court, Whitehall Road, Ramsgate, Kent CT12 6BX

\*Guide Price  
**£95,000+**

## 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 Ellington Park are within easy reach, and Westwood Cross shopping centre close by. Transport links are provided by Ramsgate rail station.

### Description

The property comprises a second 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 125 year lease from 30th October 2018 (thus approximately **118 years unexpired**).

### Accommodation

**Second Floor**  
Reception Room with Open-Plan Kitchen  
Bedroom  
Storage Space  
Bathroom

**EPC Rating C**



# LOT 204 | Flat 3, 76 Chatham Street, Ramsgate, Kent CT11 7QB

\*Guide Price  
**£25,000+**

## A Vacant First Floor Studio Flat

### Tenure

Leasehold. The property is held on a 99 year lease from 25th December 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 Ellington Park are within easy reach. Transport links are provided by Ramsgate rail station.

### Description

The property comprises a first floor studio flat situated within a detached corner building arranging over ground and first floors.

### Accommodation

**First Floor**  
Studio Room  
Kitchen  
Bathroom

**EPC Rating F**





# LOT 205

## Land on the North West Side of Bailey Street, Liverpool, Merseyside L1 5DP

\*Guide Price  
**£75,000+**



**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 206

**Study Lodgings 21 College Street Village, 18 Prebend Street, Prebend Street, Leicestershire LE2 0LA**

\*Guide Price

**£15,000-£25,000****A Ground Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £6,000 Per Annum (Equivalent)****Location**

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

**Description**

The property comprises a ground floor studio flat situated within a semi detached building arranging over ground and two upper floors.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 7 months expiring on 24th August 2025 at a rent of £500 per week.

**Tenure**

Leasehold. The property is held on a 250 year lease from 28th November 2014 (thus approximately **239 years unexpired**).

**Accommodation**

**Ground Floor**  
Studio Room  
Bathroom

**Exterior**

The property benefits from a communal rear garden.

**Note**

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



LOT 207

**Study Lodgings 25 College Street Village, 18 Prebend Street, Leicester, Leicestershire LE2 0LA**

\*Guide Price

**£15,000-£25,000****A Ground Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £6,480 Per Annum (Equivalent)****Location**

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

**Description**

The property comprises a ground floor studio flat situated within a semi detached building arranging over ground and two upper floors.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 7 months expiring on 24th August 2025 at a rent of £540 per week.

**Tenure**

Leasehold. The property is held on a 250 year lease from 28th November 2014 (thus approximately **239 years unexpired**).

**Accommodation**

**Ground Floor**  
Studio Room (with En-Suite)

**Exterior**

The property benefits from a communal rear garden.

**Note**

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





LOT 208

**Study Lodgings 26 College Street Village, 18 Prebend Street, Leicester, Leicestershire LE2 0LA**

\*Guide Price  
**£15,000-25,000**

**A Ground Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £6,480 Per Annum (Equivalent)**

**Location**

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

**Description**

The property comprises a ground floor studio flat situated within a semi detached building arranging over ground and two upper floors.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 7 months expiring on 24th August 2025 at a rent of £540 per week.

**Tenure**

Leasehold. The property is held on a 250 year lease from 28th November 2014 (thus approximately **239 years unexpired**).

**Accommodation**

**Ground Floor**  
Studio Room (with En-Suite)

**Exterior**

The property benefits from a communal rear garden.

**Note**

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



LOT 209

**C5 Pine Grange, Bath Road, Bournemouth, Dorset BH1 2PH**

\*Guide Price  
**£95,000+**

**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 16.4%.

**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

G.I.A. Approximately 620 sq ft

**Exterior**

The property benefits from underground parking and ANPR controlled parking.

**EPC Rating D**





LOT 210

**Flat A9-D Leighton Hall, Leighton Street, Preston,  
Lancashire PR1 8RH**

\*Guide Price  
**£10,000-£20,000**

**A Fourth Floor Student Accommodation Studio Flat Subject to an Assured Shorthold Tenancy Producing £4,141 Per Annum**

**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 210A

**Garage 8 at Barons Keep, Gliddon Road, Kensington,  
London W14 9AT**

\*Guide Price  
**£10,000+**

**A Vacant Single Storey Lock Up Garage**

**Tenure**

Leasehold. The property is held on a 63 year lease from 25th December 1969 (thus approximately **7 years unexpired**).

**Location**

The garage is situated on a residential road close to local shops and amenities. The open spaces of Gwendwr Gardens are within easy reach. Transport links are provided by Barons Court underground station (Circle line) and Kensington rail station.

**Description**

The property comprises a single storey lock up garage.





## LOT 211 | Land at Green Lane, Warlingham, Surrey CR6 9EE

\*Guide Price  
**£25,000+**

### 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 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 212 | Flat 36 Kingsley Court, Windsor Way, Aldershot, Hampshire GU11 1HZ

\*Guide Price  
**£10,000-£20,000**

### 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 213

**Garage 87 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 214

**Land at Nicola Close, Harrow,  
Middlesex HA3 5HZ****\*Guide Price  
£70,000+****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**

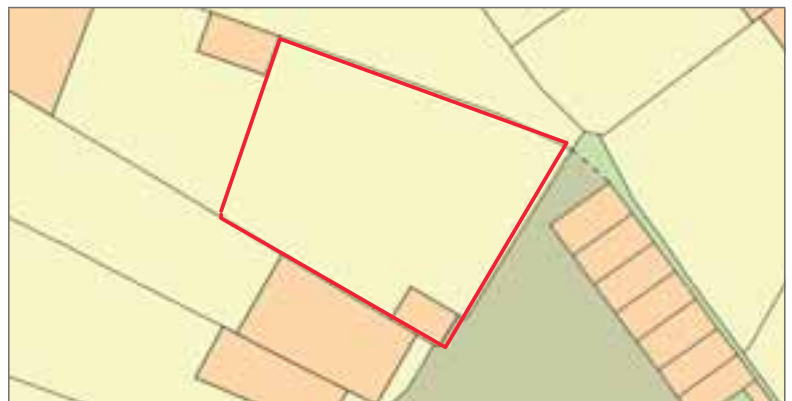
The land is situated on a residential road close to local shops and amenities. The open spaces of Byron Park are within easy reach. Transport links are provided by Harrow & Wealdstone underground (Bakerloo line), rail and overground stations. Please note access is via Nicola Close.

**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 215

## Land Lying to the West of, 2 Warren Cottages, Waterhouse Lane, Kingswood, Tadworth, Surrey KT20 6LB

\*Guide Price  
**£30,000+**

**A Plot of Land Measuring Approximately 1,716 sq m (18,470 sq ft)**

**Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Eyhurst Park are within easy reach. Transport links are provided by Kingswood rail station and the A217.

**Description**

The lot comprises a plot of land measuring approximately 1,716 sq m (18,470 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 216

## Land Adjacent to 1 The Link, Houghton Regis, Dunstable, Bedfordshire LU5 5HQ

\*Guide Price  
**£10,000+**

**A Plot of Land Measuring Approximately 101 sq m (1,087 sq ft)**

**Tenure**

Freehold

**Location**

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

**Description**

A rectangular shaped parcel of land measuring approximately 100 sq m (1,087 sq ft). Plans have been drawn up for the erection of a two bedroom house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection. 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 217

**Land Adjacent to 25 Lower Gladstone Street, Heanor,  
Derbyshire DE75 7PT****\*Guide Price  
£5,000+****A Plot of Land Measuring Approximately 121 sq m (1,300 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 Lockton Avenue Recreation Ground are within easy reach. Transport links are provided by Langley Mill rail station.

**Description**

The lot comprises a plot of land measuring approximately 121 sq m (1,300 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 218

**Basement Premises of 15 Greyhound Lane, Streatham,  
London SW16 5NP****\*Guide Price  
£5,000+****A Vacant Basement Measuring Approximately 32 sq m (345 sq  
ft). Potential for Conversion to a Flat (Subject to Obtaining all  
Necessary Consents).****Tenure**

Leasehold. The property is held on a 125 year lease from 25th December 2015 (thus approximately 115 years unexpired).

**Location**

The property is situated on a mixed use road 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 Common rail station.

**Description**

The property comprises a basement area measuring approximately 32 sq m (345 sq ft) situated within a mid terrace building arranged over ground, basement and two upper floors.

**Accommodation****Basement**

Basement Area Approx 32 sq m (345 sq ft)

**Note**

Buyers must rely on their own enquiries with regard to any possible development potential.





## LOT 219 | Land Adjacent to 36 Park Mead, Harrow, Middlesex HA2 8NQ

\*Guide Price  
**£25,000+**

**A Plot of Land Measuring Approximately 313 sq m (3,372 sq ft). Suitable for a Variety of Uses (Subject to Obtaining all Necessary Consents).**

**Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Alexandra Park are within easy reach. Transport links are provided by South Harrow underground station (Piccadilly line) and Northolt Park rail station.

**Description**

The plot comprises a parcel of land measuring approximately 313 sq m (3,372 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 refer to the legal pack for the accurate site boundary and any consents or rights over the land. Purchasers are deemed to rely on their own enquiries with regard to precise measurements and any possible development potential or alternative uses for this land plot.



## LOT 220 | Land Adjacent to 10 Fareham Way, Houghton Regis, Dunstable, Bedfordshire LU5 5RE

\*Guide Price  
**£5,000+**

**A Plot of Land Measuring Approximately 230 sq m (2,475 sq ft)**

**Tenure**

Freehold

**Location**

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

**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. 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 221

**Land at 10-13 Swallow Close, Bushey,  
Hertfordshire WD23 1AU****\*Guide Price  
£5,000+****A Plot of Land Measuring Approximately 658 sq m (7,082 sq ft)****Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of King George Recreation Ground are within easy reach. Transport links are provided by Stanmore underground station (Jubilee line) and Bushey rail and overground stations.

**Description**

The lot comprises a plot of land measuring approximately 658 sq m (7,082 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 222

**Garage 41 at Green Close, Stone,  
Staffordshire ST15 0JG****\*Guide Price  
£1,000+****A Vacant Single Storey Lock-Up Garage****Tenure**

Leasehold. The property is held on a 99 year lease from 1st June 1995 (thus approximately 72 years unexpired).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of ABC Park are within easy reach. Transport links are provided by the A34 and Stone rail station.

**Description**

The property comprises a single storey lock-up garage.





# LOT 223

## Land On The East Side Of Owlsmoor Road, Sandhurst, Berkshire GU47 0TP

\*Guide Price  
**£1,000+**

**A Plot of Land and Roadways Measuring Approximately 202 sq m (2,174 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 Wildmoor Heath are within easy reach. Transport links are provided by Sandhurst rail station.

**Description**

The lot comprises a plot of land and roadways measuring approximately 202 sq m (2,174 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 224

## 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 223

## Land On The East Side Of Owlsmoor Road, Sandhurst, Berkshire GU47 0TP

\*Guide Price  
**£1,000+**

### A Plot of Land and Roadways Measuring Approximately 202 sq m (2,174 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 Wildmoor Heath are within easy reach. Transport links are provided by Sandhurst rail station.

#### Description

The lot comprises a plot of land and roadways measuring approximately 202 sq m (2,174 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 224

## 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 225 | 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 226 | Land Opposite Garage at 53 Fotherby Court, Maidenhead, Berkshire SL6 1SU

\*Guide Price  
**£1,000+**

## A Plot of Land Measuring Approximately 67 sq m (716 sq ft)

### Tenure

Freehold

### Location

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

### Description

The lot comprises a plot of land measuring approximately 67 sq m (716 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 227

## Land at 5 Seaton Close, Fareham, Hampshire P014 2PX

\*Guide Price  
**£1,000+**

**A Plot of Land Measuring Approximately 479 sq m (5,156 sq ft). Potential for Variety of Uses (subject to obtaining all relevant consents)**

### Tenure

Freehold

### Location

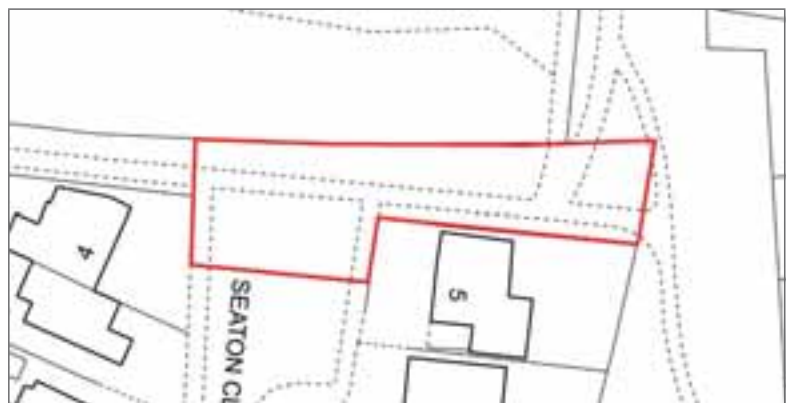
The plot forms part of road side situated off a residential road in the Stubbington area of Fareham close to local shops and amenities and surrounded by residential housing. Transport links are provided by Fareham rail station.

### Description

The property comprises an irregular shaped site measuring approximately 479 sq m (5,156 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 228

## Land at Springfield Close, The Reddings, Cheltenham, Gloucestershire GL51 6SE

\*Guide Price  
**Sold Prior**

**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 229 | 2A London Road, Riverhead, Sevenoaks, Kent TN13 2BJ

\*Guide Price

**Sold Prior**

### A Ground Floor Retail Unit Let Producing £9,650 Per Annum

#### Tenure

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

#### Location

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

#### Description

The property comprises a ground floor retail unit situated within a mixed use parade arranging over ground and two upper floors.

#### Accommodation

##### Ground Floor

Retail Shop  
G.I.A Approximately 35 sq m (376 sq ft)

#### Tenancy

The property is subject to an FRI lease for a term of 15 years commencing 2nd October 2020 at a rent of £9,650 per annum. Rent review due in October 2025.

#### EPC Rating E



## LOT 230 | 1 Roseneath Court, Greenwood Gardens, Caterham, Surrey CR3 6RX

\*Guide Price

**Sold Prior**

### 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 231

Flat B, 41 Nevill Road, Stoke Newington,  
London N16 8SW\*Guide Price  
**Sold Prior****A First Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 30th October 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 Clissold Park are within easy reach. Transport links are provided by Arsenal underground station (Piccadilly line) and Drayton Park rail 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.

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Note**

An agreement dated 26 March 1968 contains provisions restricting occupancy of the property to female tenants over the age of 60 or male tenants over the age of 65.



LOT 232

4 Dunsmore, The Hoe, Watford,  
Hertfordshire WD19 5AU\*Guide Price  
**Sold Prior****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 arranged over lower ground, ground and two upper floors.

**Accommodation**

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

**EPC Rating D**



## LOT 233 | 155 Dickson Road, Blackpool, Lancashire FY1 2EU

\*Guide Price

**Sold Prior**

### A Vacant Derelict Four Room Corner Building

#### Location

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

#### Description

The property comprises a derelict four room corner building arranging over ground and two upper floors.

#### Tenure

Freehold

#### Accommodation

**Ground Floor**  
Kitchen (Not Fitted)

#### First Floor

Two Rooms

#### Second Floor

Two Rooms



## LOT 234 | 151 Dickson Road, Blackpool, Lancashire FY1 2EU

\*Guide Price

**Sold Prior**

### A Vacant Derelict Four Room End of Terrace Building

#### Tenure

Freehold

#### Location

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

#### Description

The property comprises a derelict four room end of terrace building arranging over ground and two upper floors.

#### Accommodation

**Ground Floor**  
Room

#### First Floor

Two Rooms  
Kitchen (Not Fitted)  
WC

#### Second Floor

Room





## LOT 235 | 9 Hart Grove, Ealing, London W5 3NA

\*Guide Price  
**Sold Prior**

### 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 236 | 141 Clough Close, Middlesbrough, Cleveland TS5 5EU

\*Guide Price  
**Sold Prior**

### 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.

#### EPC Rating C

#### 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 237 | 10 Town Hall Street, Grimsby, North East Lincolnshire DN31 1HN

\*Guide Price

**Sold Prior**

**A Vacant Mid Terrace Building Arranged to Provide a Ground and First Floor Office. Potential to Convert to Residential Use (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 Ainslie Park are within easy reach. Transport links are provided by Grimsby Town rail station.

**Description**

The property comprises a mid terrace building arranged to provide a ground and first floor office.

**Accommodation**

**Ground Floor**

Office Rooms  
Kitchen  
WC  
Storage Room

**First Floor**

Office Rooms  
WC

**EPC Rating E**



## LOT 238 | 74 High Street, Clacton-on-Sea, Essex C015 6PW

\*Guide Price

**Sold Prior**

**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 239

By Order of the LPA Receivers

**Flat 4 Summit Court, 43-53 Shoot Up Hill, Cricklewood,  
London NW2 3PY**\*Guide Price  
**Sold Prior****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 arranged 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 240

**71-75 Lord Street, Fleetwood,  
Lancashire FY7 6DS**\*Guide Price  
**Sold Prior****A Substantial Corner Building Arranged to Provide a Ground  
Floor Retail Unit and First and Second Floor Ancillary Space  
Fully Let Producing £40,000 Per Annum. Potential for  
Development (Subject to Obtaining all Relevant Consents)****Tenancy**

Peacocks Stores Properties Limited is part of the Peacock Stores Group and has over 350 stores throughout the UK and had an annual turnover of £55m in 2023.

**Note**

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

**Tenure**

Freehold

**Location**

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include; Asda and Savers. Transport links are provided by Poulton-le-Fylde rail station.

**EPC Rating B****Accommodation & Tenancy Schedule**

Property	Floor	Accommodation	Lessee	Lease Term	Current Annual Rent	Notes
71 - 75 Lord Street	Ground and First	GF - G.I.A Approx: 632 sq m FF - G.I.A Approx: 1,036 sq m	Peacocks Stores Properties Limited	5 years commencing 18th October 2021	£40,000 PA	Tenant didn't exercise their break in 2024.

**Current Rent Reserved £40,000 Per Annum****Description**

The property comprises a corner building arranged to provide a ground floor retail unit and first and second floor ancillary space.

Approximate G.I.A: **1,667 Sq M**  
(17,951 Sq Ft)





## LOT 241 | 9 Knight Avenue, Coventry, West Midlands CV1 2AY

\*Guide Price

**Sold Prior**

### 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



## LOT 242 | Flats 1, 2 & 3, 15A Gabriels Hill, Maidstone, Kent ME15 6HR

\*Guide Price

**Sold Prior**

### Three Vacant Flats Arranged over First, Second and Third Floors

**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 three flats arranged over first, second and third floors.

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

**EPC Rating** C





LOT 243

**Flat 55 Holly Lodge Mansions, Oakeshott Avenue,  
Highgate, London N6 6DS**

\*Guide Price  
**Sold Prior**

**A Well Located Ground Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £25,200 Per Annum (Reflecting a Gross Initial Yield of 11.7%)**

#### Location

The property is situated in the highly sought after area of Highgate close to local shops and amenities. The open spaces of Hampstead Heath are within easy reach. Transport links are provided by Highgate underground station (Northern line).

#### Description

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

#### Tenure

Leasehold. The property is held on a 150 year lease from 25th December 1964 (thus approximately **89 years unexpired**).

#### Accommodation

**Ground Floor**  
Studio Room  
Kitchen  
Bathroom



LOT 244

**47 Batoum Gardens, Hammersmith,  
London W6 7QB**

\*Guide Price  
**Sold Prior**

**A Vacant Ten Bedroom End of Terrace HMO**

#### Tenure

Freehold

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Brook Green are within easy reach. Transport links are provided by Goldhawk Road underground station (Circle line) and Shepherd's Bush rail station.

#### Description

The property comprises a 10 bedroom end of terrace house arranged over ground and two upper floors

#### Accommodation

**Ground Floor**  
Three Bedrooms  
Bathroom

**First Floor**  
Four Bedrooms

**Second Floor**  
Three Bedrooms  
Bathroom

#### Exterior

The property benefits from a private rear garden





# LOT 245

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

\*Guide Price  
**Sold Prior**

### 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

**EPC Rating C**



# LOT 246

## Basement Area, 3 Devonshire Road, Morecambe, Lancashire LA3 1QT

\*Guide Price  
**Sold Prior**

### A Vacant Ground and Lower Ground Floor Storage Area

**Tenure**  
Leasehold. The property is held on a 999 year lease from 1st January 1982 (thus approximately **956 years unexpired**).

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

**Description**  
The property comprises a ground and lower ground floor storage area situated within a mid terrace building arranged over lower ground, ground and two upper floors.

**Accommodation**  
**Ground and Lower Ground Floor**  
Storage Area

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





LOT 247

**Plots 9, 10, 13, and 14, Cardiff Road, Treharris,  
Mid Glamorgan CF46 5EY****\*Guide Price  
Sold Prior****A Parcel of Four Plots of Land****Tenure**

Freehold

**Location**

The plots are situated on a residential road close to local shops and amenities. The open spaces of Taf Bargoed Community Park are within easy reach. Transport links are provided by Quakers Yard rail station.

**Description**

The lot comprises a parcel of four plots of land.

**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.

**Next auction: 10th & 11th September 2025**

We're now taking entries  
for this auction.

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# 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:

- the date specified in the SPECIAL CONDITIONS; or
- 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:

- the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or
- 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

A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

A1.2 If YOU make a bid for a LOT or otherwise participate in the

### A2

#### A2.1

AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree.

#### OUR ROLE

- As agents for each SELLER we have authority to
- prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
  - offer each LOT for sale;
  - sell each LOT;
  - receive and hold deposits;
  - sign each SALE MEMORANDUM; and
  - treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS or fails to provide identification as required by the AUCTIONEERS.
- OUR decision on the conduct of the AUCTION is final.
- WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.
- YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.
- WE may refuse to admit one or more persons to the AUCTION without having to explain why.
- YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

### A3

#### A3.1

#### A3.2

#### A3.3

#### A3.4

#### A3.5

#### BIDDING AND RESERVE PRICES

All bids are to be made in pounds sterling exclusive of VAT.

WE may refuse to accept a bid. WE do not have to explain why.

If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.

Unless stated otherwise each LOT is subject to a reserve PRICE (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve PRICE the LOT will be withdrawn from the AUCTION.

Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER's behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

### A4

#### A4.1

#### THE PARTICULARS AND OTHER INFORMATION

WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT.

The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

#### A4.2

If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.

#### A4.3

The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.

#### A4.4

If WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

### A5

#### A5.1

#### THE CONTRACT

A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.

#### A5.2

YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable). YOU must before leaving the AUCTION

#### A5.3

- provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US);

- sign the completed SALE MEMORANDUM; and

- pay the deposit.

If YOU do not WE may either

- as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against YOU for breach of CONTRACT; or

- sign the SALE MEMORANDUM on YOUR behalf.

The deposit

- must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);

- may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;

- is to be held by US (or, at OUR option, the SELLER'S conveyancer); and

- is to be held as stakeholder where VAT would be



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# Common Auction Conditions (Edition 4)

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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> 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.	G12.1		G16.1	
G10.1	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.	G12.2		G16.2	
G10.2	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.	G12.3		G16.3	
G10.3	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	<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	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.	G13.1		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		G13.2		G17.1	
G11	<b>ARREARS</b> Part 1 – Current rent 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. 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. G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent. Part 2 – BUYER to pay for ARREARS G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS. 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. 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. Part 3 – BUYER not to pay for ARREARS G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS (a) so state; or (b) give no details of any ARREARS. 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;	G13.3		G17.2	
Part 1 – Current rent		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.
G11.1				G18.1	
G11.2				G18.2	
G11.3				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. Where relevant: (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the DOCUMENT of appointment and the PRACTITIONER'S acceptance of appointment; and (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.
Part 2 – BUYER to pay for ARREARS				G19.1	
G11.4				G19.2	
G11.5				G19.3	
G11.6				G19.4	
Part 3 – BUYER not to pay for ARREARS				G19.5	
G11.7				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
G11.8				G20.1	
				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	II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
<b>G21</b>	<b>ENVIRONMENTAL</b>		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.
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	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.
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	Following COMPLETION the BUYER must:
<b>G22</b>	<b>SERVICE CHARGE</b>		(a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
G22.1	This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.		(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
G22.2	No apportionment is to be made at COMPLETION in respect of service charges.		(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.
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:	G24.5	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.
	(a) service charge expenditure attributable to each TENANCY;		
	(b) payments on account of service charge received from each tenant;	<b>G25</b>	<b>WARRANTIES</b>
	(c) any amounts due from a tenant that have not been received;	G25.1	Available warranties are listed in the SPECIAL CONDITIONS.
	(d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.	G25.2	Where a warranty is assignable the SELLER must:
G22.4	In respect of each TENANCY, if the service charge account shows:		(a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
	(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) 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.
	(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;	G25.3	If a warranty is not assignable the SELLER must after COMPLETION:
	but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.		(a) hold the warranty on trust for the BUYER; and
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.		(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.
G22.6	If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:	<b>G26</b>	<b>NO ASSIGNMENT</b>
	(a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and		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.
	(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>G27</b>	<b>REGISTRATION AT THE LAND REGISTRY</b>
<b>G23</b>	<b>RENT REVIEWS</b>	G27.1	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:
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.		(a) procure that it becomes registered at the Land Registry as proprietor of the LOT;
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.		(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
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.	G27.2	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:
G23.4	The SELLER must promptly:		(a) apply for registration of the TRANSFER;
	(a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and	<b>G28</b>	<b>NOTICES AND OTHER COMMUNICATIONS</b>
	(b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.	G28.1	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.
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.		A communication may be relied on if:
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.	G28.2	(a) delivered by hand; or
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.		(b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
G23.8	The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.	G28.3	(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.
<b>G24</b>	<b>TENANCY RENEWALS</b>		A communication is to be treated as received:
G24.1	This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part		(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.
		G28.4	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.
		<b>G29</b>	<b>CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999</b>
			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.

<b>1</b>	<b>The Deposit</b>
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.
<b>2</b>	<b>Buyer's Administration Charge</b>
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.
<b>3</b>	<b>Extra Auction Conduct Conditions</b>
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 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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