

**NEW LOTS  
ADDED!**

**Auction  
House  
LONDON**

**TWO DAY AUCTION**  
12th & 13th November 2025

**LIVE STREAM AUCTION  
REGISTERED BIDDING ONLY**





November 2025

**Wednesday 12th November**

Commencing at 9.30am

**Thursday 13th November**

Commencing at 10am

VIA LIVE STREAM  
REGISTERED BIDDING ONLY

**Auction  
House  
LONDON**

## **Auction House London** 2025 Auction Schedule

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

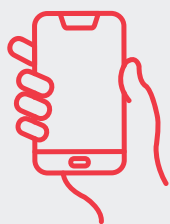
Auction House London  
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**# extracting  
every last BID**

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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.

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

**REGISTRATION IS NOW OPEN**

# 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**  
Associate Director



**Jamie Weir**  
Associate Director & Auctioneer



**Alice Chemla**  
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**Liz Bentley**  
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**Puja Rawal**  
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**Zac Morrow**  
Office Manager & Auctioneer



**Georgia Head**  
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Head of Timed Auctions



**Joe Labelda**  
Auction Specialist



**Noah Meranda**  
Auction Specialist



**Amy O'Grady**  
Compliance Administrator



**Oliver Smith**  
Viewings Co-ordinator &  
Sales Support



**Amber Lloyd-Jones**  
New Business Development



**Max Smith**  
Sales Support



**Olivia Collins**  
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**Jake Reuben**  
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**Ella Goldstein**  
New Business Development



**Bo Nathan**  
Auction Administrator

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## OUR 2025 AUCTION SCHEDULE

<div>Our figures for <b>MARCH</b></div> <table><tr><td>Lots Offered</td><td>Lots Sold</td><td>Total Raised</td></tr><tr><td>222</td><td>162</td><td>£30M</td></tr></table>	Lots Offered	Lots Sold	Total Raised	222	162	£30M	<div>Our figures for <b>APRIL</b></div> <table><tr><td>Lots Offered</td><td>Lots Sold</td><td>Total Raised</td></tr><tr><td>225</td><td>160</td><td>£31M</td></tr></table>	Lots Offered	Lots Sold	Total Raised	225	160	£31M	<div>Our figures for <b>MAY</b></div> <table><tr><td>Lots Offered</td><td>Lots Sold</td><td>Total Raised</td></tr><tr><td>217</td><td>152</td><td>£34M</td></tr></table>	Lots Offered	Lots Sold	Total Raised	217	152	£34M
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<div>Our figures for <b>JULY</b></div> <table><tr><td>Lots Offered</td><td>Lots Sold</td><td>Total Raised</td></tr><tr><td>216</td><td>151</td><td>£31M</td></tr></table>	Lots Offered	Lots Sold	Total Raised	216	151	£31M	<div>Our figures for <b>AUGUST</b></div> <table><tr><td>Lots Offered</td><td>Lots Sold</td><td>Total Raised</td></tr><tr><td>243</td><td>164</td><td>£29M</td></tr></table>	Lots Offered	Lots Sold	Total Raised	243	164	£29M	<div>Our figures for <b>September</b></div> <table><tr><td>Lots Offered</td><td>Lots Sold</td><td>Total Raised</td></tr><tr><td>207</td><td>145</td><td>£27M</td></tr></table>	Lots Offered	Lots Sold	Total Raised	207	145	£27M
Lots Offered	Lots Sold	Total Raised																		
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243	164	£29M																		
Lots Offered	Lots Sold	Total Raised																		
207	145	£27M																		
<div>Our figures for <b>OCTOBER</b></div> <table><tr><td>Lots Offered</td><td>Lots Sold</td><td>Total Raised</td></tr><tr><td>252</td><td>170</td><td>£32M</td></tr></table>	Lots Offered	Lots Sold	Total Raised	252	170	£32M														
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Our next Auction Dates

12th & 13th NOVEMBER

10th & 11th DECEMBER

Our total figures for 2024 are

**2,459**  
Lots Offered

**1,907**  
Lots Sold

**£328.3 million**  
Total Raised



**together.**

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

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# Buying at Auction

**Auction  
House  
LONDON**

## I am interested in a lot...

### Want to book a viewing?

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

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

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

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

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

## I am ready to bid...

### How do I register to bid?

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

### How do I watch the Auction live?

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



Auction  
House  
LONDON



Lots 1 - 154

Next Page >>>



LOT 1

**29 College Road, Isleworth,  
Middlesex TW7 5DJ**

\*Guide Price  
**£500,000+**

**A Three Bedroom Semi Detached House. Potential for 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 Jersey Gardens are within easy reach. Transport links are provided by Isleworth 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  
Utility  
Pantry  
WC

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

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



LOT 2

**31 Kimberley Road, Tottenham,  
London N17 9BE**

\*Guide Price  
**£300,000+**

**A Vacant Two Bedroom Mid Terrace House. Potential for 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 Down Lane Park are within easy reach. Transport links are provided by Tottenham Hale underground station (Victoria line) and mainline station as well as Bruce Grove rail station.

**Description**

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

**Accommodation**

**Ground Floor**

Two Reception Rooms  
Kitchen  
Exterior WC

**First Floor**

Two Bedrooms  
Bathroom and WC

**Exterior**

The property benefits from a rear garden.

**EPC Rating F**



LOT 3

**218 Carterhatch Road, Enfield,  
Middlesex EN3 5EB**\*Guide Price  
**£200,000+****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 Albany Park are within easy reach. Transport links are provided by Turkey Street overground station and Brimsdown rail station.

**Description**

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

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

LOT 4

**6 Week Completion Available  
13 Chesley Gardens, East Ham,  
London E6 3LN**\*Guide Price  
**£250,000+****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 East Ham underground station (Circle line) and West Ham 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.



LOT 5

## Flat 11 Farnham Court, Holmleigh Road Estate, Stamford Hill, London N16 5QF

\*Guide Price  
**£220,000+**

### A Second Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £21,000 Per Annum

#### Tenure

Leasehold. The property is held on a 112 year lease from 19th July 2004 (thus approximately 90 years unexpired).

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Allen's Gardens are within easy reach. Transport links are provided by Stamford Hill overground station and Seven Sisters rail station.

#### Description

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

#### Accommodation

##### Second Floor

Reception Room with Open-Plan Kitchen  
Two Bedrooms  
Bathroom

#### Tenancy

The property is subject to an Assured Shorthold Tenancy commencing 14th April 2023 and is holding over. The current rent is £1,750 per calendar month. A section 21 notice requiring possession has been served and the tenant is required to vacate the property after 21st December 2025.



LOT 6

## 2 Southfield Road, Downley, High Wycombe, Buckinghamshire HP13 5LA

\*Guide Price  
**£190,000+**

### A Vacant Seven Room Semi Detached House

#### Tenure

Freehold

#### Description

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

#### Location

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

#### Accommodation

##### Lower Ground Floor

Reception Room  
Kitchen  
Store Room

##### Ground Floor

Reception Room  
Bedroom  
Bathroom

##### First Floor

Three Bedrooms  
Bathroom

#### Exterior

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

EPC Rating D



LOT 7

**43 Harrow Road, Wembley,  
Middlesex HA9 6DG**\*Guide Price  
**£350,000+****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 Stonebridge Recreation Ground are within easy reach. Transport links are provided by Stonebridge Park underground station (Bakerloo line), overground station and 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 a rear garden (the fence to split the garden is in the wrong place and therefore the garden is bigger than what it shows when viewing).

**EPC Rating E**

LOT 8

**Ground Floor Flat, 43 Kellino Street, Tooting,  
London SW17 8SY**\*Guide Price  
**£375,000+****A Vacant Ground Floor Two Bedroom Garden Flat. Potential for Side and Rear Extensions (Subject to Obtaining all Relevant Consents)****Location**

The property is situated in a prime Tooting location on a residential road close to local shops and amenities. The open spaces of Tooting Commons are within easy reach. Transport links are provided by Tooting Broadway underground station (Northern line) which is just a short walk away.

**Description**

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

**Tenure**

Leasehold. The property is held on a 131 year lease from 25th December 2009 (thus approximately **115 years unexpired**).

**Accommodation****Ground Floor**

Reception Room with Open-Plan Kitchen  
Two Bedrooms  
Bathroom  
Store Room

**Exterior**

The property benefits from a large private rear garden.





LOT 9

15 Stanley Street, Lewisham,  
London SE8 4BG

\*Guide Price  
£335,000+

**A Vacant Five Room Detached House in Shell Condition**

**Tenure**

Freehold

**Location**

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

**Description**

The property comprises a five room detached house in shell condition arranged over ground and first floors. The property requires a program of refurbishment and repairs.

**Accommodation**

**Ground Floor**

Two Rooms

**First Floor**

Three Rooms

Bathroom

**Note**

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



LOT 10

59 Moffat Road, Thornton Heath,  
Surrey CR7 8PY

\*Guide Price  
£290,000+

**A Vacant Three Bedroom Mid Terrace House. Potential for a Loft Conversion (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 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 three bedroom mid terrace house arranged over ground and first floors.

**EPC Rating D**

**Tenure**

Freehold

**Accommodation**

**Ground Floor**

Reception Room

Kitchen

Bathroom

**First Floor**

Three Bedrooms

**Exterior**

The property benefits from a rear garden.



## LOT 10A | 56 Hendon Road, Edmonton, London N9 7AU

\*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 Henry Barrass Recreation Ground is within easy reach. Transport links are provided by Edmonton Green overground (Weaver line) and 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 and repairs.

**EPC Rating** E

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

**First Floor**  
Three Bedrooms  
Bathroom

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



## LOT 11 | 11D Crogsland Road, Chalk Farm, London NW1 8AY

\*Guide Price  
**Postponed**

### A Vacant First Floor One Bedroom Flat

**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 Talacre Gardens are within easy reach. Transport links are provided by Chalk Farm underground station (Northern line) and Kentish Town overground station.

**Note**  
The directors of Auction House London have an interest in this property.

**Description**  
The property comprises a first floor one bedroom flat situated within an end of terrace building arranged over lower ground, raised ground and three upper floors.

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





LOT 12

5 Week Completion Available or Earlier If Agreed  
**7 Queens Road, Eastbourne,  
East Sussex BN23 6JT**

\*Guide Price  
**£195,000+**

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

**Tenure**

Freehold

**Location**

The property is situated on a residential road within the popular St Anthony's area of Eastbourne close to local shops and amenities. The open spaces of Sovereign Park and the seafront are within easy reach. Transport links are provided by Eastbourne rail station.

**Description**

The property comprises a three bedroom end of terrace house arranged over ground and two upper floors. The property benefits from a rear extension and loft conversion. The property requires a program of refurbishment.

**EPC Rating D**

**Accommodation**

**Ground Floor**

Through Reception Room  
Breakfast Room  
Kitchen  
WC

**First Floor**

Two Bedrooms  
Bathroom

**Second Floor**

Bedroom

**GIA Approximately: 1,185 sq ft (110 sq m)**

**Exterior**

The property benefits from a rear garden with a patio area and off-street parking for two vehicles.



LOT 13

**46 Salters Way, Dunstable,  
Bedfordshire LU6 1BT**

\*Guide Price  
**£175,000+**

**A Vacant Three Bedroom Mid Terrace House**

**Tenure**

Freehold

**Description**

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

**Location**

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

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.

**EPC Rating D**



LOT 14

**Flat 405 The Vista Building, 30 Calderwood Street,  
Woolwich, London SE18 6JG**

\*Guide Price  
**£90,000+**

### A Vacant Fourth Floor One Bedroom Flat

#### Tenure

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

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of St. Mary's Gardens are within easy reach. Transport links are provided by Woolwich underground station (Elizabeth line) and rail station.

#### EPC Rating C

#### Description

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

#### Accommodation

##### Fourth Floor

Reception Room with Open-Plan Kitchen  
Bedroom  
Bathroom



LOT 14A

**10 Week Completion Available**  
**4 Field Way, Hoddesdon,  
Hertfordshire EN11 0QN**

\*Guide Price  
**£300,000+**

### A Vacant Three Bedroom Semi Detached House. Potential for 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 Gadwell Hide are within easy reach. Transport links are provided by Rye House rail station.

#### Description

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

#### EPC Rating D

#### Accommodation

##### Ground Floor

Two Reception Rooms  
Kitchen  
Conservatory

##### First Floor

Three Bedrooms  
Bathroom  
Separate WC

#### Exterior

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





LOT 15

34 Ambleside Crescent, Enfield,  
Middlesex EN3 7LY

\*Guide Price  
£350,000+

**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 Durants Park are within easy reach. Transport links are provided by Brimsdown rail station.

**Description**

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

**Accommodation**

**Ground Floor**

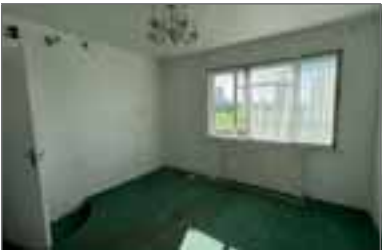
Reception Room  
Kitchen  
WC

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

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



LOT 15A

60A Edgewood Drive, Orpington,  
Kent BR6 6LH

\*Guide Price  
£120,000+

**A Vacant Second and Third Floor Two Bedroom Split Level Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 14th March 1964 (thus approximately 37 years unexpired).

**Location**

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

**Description**

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

**Accommodation**

**Second Floor**

Reception Room  
Kitchen

**Third Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a garage.



LOT 16

18 Shorts Way, Rochester,  
Kent ME1 3AR\*Guide Price  
£85,000+**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 Borstal Recreation Ground are within easy reach. Transport links are provided by Rochester rail station.

**Description**

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

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

Leasehold. The property is held on a 125 year lease from 7th September 1987 (thus approximately **86 years unexpired**).

**Accommodation**

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

**Exterior**

The property benefits from communal gardens and off street parking.



LOT 17

8 Week Completion Available  
437B Kingsbury Road, Kingsbury,  
London NW9 9DT\*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 Roe Green Park are within easy reach. Transport links are provided by Kingsbury underground station (Jubilee line) and Hendon rail station.

**Description**

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

**Tenure**

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

**Accommodation**

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

**EPC Rating C**



LOT 18

66 The Drive, Collier Row, Romford,  
Essex RM5 3TR

\*Guide Price  
£290,000+

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

**Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**

Through Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.

**EPC Rating** F



LOT 18A

230 Maiden Lane, Crayford, Dartford,  
Kent DA1 4PS

\*Guide Price  
£180,000+

**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 Stoneham Park are within easy reach. Transport links are provided by Slade Green 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 and repairs. We understand the property is of non-standard construction.

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
WC

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.

**EPC Rating** D



LOT 19

**53B River View, Chadwell St. Mary, Grays,  
Essex RM16 4BJ****\*Guide Price  
£60,000+****A Second Floor One Bedroom Flat Offered with Vacant Possession****Tenure**

Leasehold. The property is held on a 125 year lease from 19th July 2019 (thus approximately **118 years unexpired**).

**Location**

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

**Accommodation**

**Second Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**EPC Rating C**

LOT 20

**13 Amberley Court, Sidcup,  
Kent DA14 6JT****\*Guide Price  
£95,000+****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 Foots Cray Meadows are within easy reach. Transport links are provided by Albany Park rail station.

**Description**

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

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

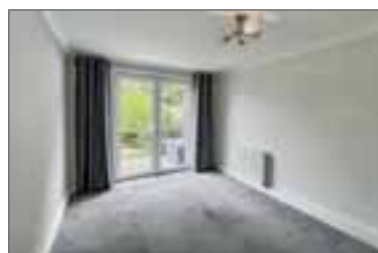
Leasehold. The property is held on a 99 year lease from 25th March 1961 (thus approximately **34 years unexpired**).

**Accommodation**

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

**Exterior**

The property benefits from a private rear garden.





## LOT 20A | Flat 32 Bridge Court, Lea Bridge Road, Leyton, London E10 7JS

\*Guide Price  
**£180,000+**

### A Vacant First Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 189 year lease from 24th June 1984 (thus approximately **147 years unexpired**).

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Leyton Jubilee Park are within easy reach. Transport links are provided by Leyton Midland Road overground station (Suffragette line) and Lea Bridge 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.

#### Accommodation

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



## LOT 21 | 13 Roman Street, Hoddesdon, Hertfordshire EN11 8JH

\*Guide Price  
**£170,000+**

### A Vacant Two Bedroom End of Terrace House. Potential for 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 Pound Close are within easy reach. Transport links are provided by Rye House 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**  
Reception Room  
Kitchen  
Bathroom

**First Floor**  
Two Bedrooms

#### Exterior

The property benefits from a rear garden.

**EPC Rating D**



## LOT 21A | 96A Gilders Road, Chessington, Surrey KT9 2AN

\*Guide Price  
**£115,000+**

### 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 Horton Country Park are within easy reach. Transport links are provided by Chessington North rail station.

#### Description

The property comprises a first floor one bedroom flat situated within a mid terrace 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 24th June 1984 (thus approximately **57 years unexpired**).

#### Accommodation

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

#### EPC Rating C



## LOT 22 | Flat 5 Florin Court, 6-9 Charterhouse Square, Barbican, London EC1M 6ET

\*Guide Price  
**£190,000+**

### A Vacant Third Floor Studio Flat

#### Location

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

#### Description

The property comprises a third floor studio flat situated within a Grade II Listed building arranged over ground and seven upper floors. The property requires a program of refurbishment and repairs.

#### Note

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

#### Tenure

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

#### Accommodation

**Third Floor**  
Studio Room  
Kitchenette  
Bathroom

#### Exterior

The property benefits from a communal roof terrace, swimming pool, gym, sauna and launderette.

#### EPC Rating





## LOT 22A

12 Week Completion Available  
22 St. John's Road, Battersea,  
London SW11 1PN

\*Guide Price  
**£990,000+**

**A Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit with Ancillary Space Above Fully Let Producing £89,350 Per Annum. Potential for Upwards Extension (Subject to Obtaining all Relevant Consents)**

**Tenure**

Freehold

**Location**

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include McDonalds, TK Maxx and Waitrose. The open spaces of Clapham Common are within easy reach. Transport links are provided by Clapham Junction overground station and rail station.

**Description**

The property comprises a mid terrace building arranged to provide a ground and first floor retail unit.

**Accommodation**

Ground Floor  
Retail Area

**First Floor**

Ancillary Space

**Tenancy**

The property is let to Greggs Plc for a term of 10 years commencing 30th July 2017 at a rent of £89,350 per annum. The tenant did not serve their break option in 2022.

**EPC Rating D**



## LOT 23

30 Windermere Crescent, Goring-by-Sea, Worthing,  
West Sussex BN12 6JY

\*Guide Price  
**£200,000+**

**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 Longcroft Park are within easy reach. Transport links are provided by Durrington-on-Sea rail station.

**Description**

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

**Accommodation**

Ground Floor  
Reception Room  
Kitchen  
Conservatory  
Three Bedrooms  
Bathroom  
Separate WC

**Exterior**

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

**EPC Rating D**



LOT 23A

21 Warwick Gardens, London Road, Thornton Heath,  
Surrey CR7 7NA\*Guide Price  
**£175,000+****A Vacant Third Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 199 year lease from 15th May 1984 (thus approximately **157 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

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

**EPC Rating D**

LOT 24

18 Rowley Gardens, Finsbury Park,  
London N4 1HJ\*Guide Price  
**£220,000+****A Second Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £22,800 Per Annum (Holding Over)****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 Manor House underground station (Piccadilly line) and Harringay rail station.

**Description**

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

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

Leasehold. The property is held on a 125 year lease from 2nd July 1989 (thus approximately **88 years unexpired**).

**Accommodation**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 6 months commencing 1st May 2024 at a rent of £1,900 per calendar month (Holding Over).





## LOT 24A | Flat 27 Sentinel House, Sentinel Square, Hendon, London NW4 2EN

\*Guide Price  
**£140,000+**

### A Vacant Eighth Floor Two Bedroom Flat

**Tenure**

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

**Location**

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

**Description**

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

**Accommodation**

**Eighth Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom  
Separate WC

**EPC Rating** D



## LOT 25 | 17 Stour Close, Slough, Buckinghamshire SL1 2TU

\*Guide Price  
**£180,000+**

### 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 Chalvey Recreation Ground are within easy reach. Transport links are provided by Burnham 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.

**EPC Rating** C



LOT 25A

2-3 Waterloo Terrace, Baker Street, Weybridge,  
Surrey KT13 8BS\*Guide Price  
**£350,000+****Two Ground Floor Retail Shops Fully Let Producing £40,000 Per Annum****Location**

The property is situated on a mixed use road close to local shops and amenities. Neabry multiples include, Holland & Barrett, Barclays and Cafe Nero. The open spaces of Churchfields Recreation Ground are within easy reach. Transport links are provided by Weybridge rail station.

**Description**

The property comprises two ground floor retail shops situated within a mixed use parade arranged over ground and two upper floors.

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

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

**Accommodation**

**Ground Floor**  
Two Retail Units

**Total G.I.A Approximately 105 sq m / 1,128 sq ft**

**Tenancy**

The property is subject to lease for a term of 5 years commencing 30th July 2025 at a rent of £40,000 per annum.



LOT 26

22 Carslake Road, Wandsworth,  
London SW15 3DP\*Guide Price  
**£200,000+****A Vacant Ground Floor Three Bedroom Flat****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Roehampton Playing Fields are within easy reach. Transport links are provided by East Putney underground station (District line) and Barnes 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.

**EPC Rating D****Tenure**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Three Bedrooms  
Bathroom  
Separate WC

**Exterior**

The property benefits from communal gardens and a private balcony.





## 101 26A | 191 Maiden Lane, Crayford, Dartford, Kent DA1 4PT

\*Guide Price  
**£175,000+**

**A Vacant Two Bedroom Semi Detached Bungalow. Offered with Planning Permission for a 6m Rear Extension to Convert the Property into a Three Bedroom Bungalow.**

### Location

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

### Description

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

### Planning

Dartford Borough Council granted the following planning permission (ref: 25/01940/GPDE) on 27th October 2025 : 'The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.00 metres, for which the maximum height would be 2.60 metres, and for which the height of the eaves would be 2.60 metres'.

Once the extension has been built, there will be potential to reconfigure the property into a three bedroom bungalow.

### Tenure

Freehold

### Accommodation

**Ground Floor**  
Two Rooms  
Kitchen/Reception  
Bathroom

### Exterior

The property benefits from a rear garden.

### Note

The vendor has advised that similar permitted development was granted for works at the below properties:

21 Russell Close, Crayford,  
Dartford, Kent, DA1 4PU  
179 Iron Mill Lane, Crayford,  
Dartford, Kent, DA1 4PF  
187 Iron Mill Lane, Crayford,  
Dartford, Kent, DA1 4PF

**EPC Rating D**



## 101 27 | Neseldown, Aldeburgh Road, Aldringham, Leiston, Suffolk IP16 4QH

\*Guide Price  
**£90,000-£140,000**

**A Vacant Four Bedroom Detached Bungalow**

### Tenure

Freehold

### Location

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

### Description

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

### Accommodation

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

### Exterior

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

**EPC Rating G**



LOT **27A****22 Sterling Road, Enfield,  
Middlesex EN2 0LN****\*Guide Price  
£275,000+****A Vacant Two Bedroom Mid Terrace House****Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation****Ground Floor**

Through Reception Room  
Kitchen

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating D**LOT **28****196 Bilsby Lodge, Chalklands, Wembley,  
Middlesex HA9 9DY****\*Guide Price  
£125,000+****A Second Floor Two Bedroom Flat Subject to an Assured  
Shorthold Tenancy Producing £19,760 Per Annum****Tenure**

Leasehold. The property is held on a 99 year lease from 25th March 1964 (thus approximately **37 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Chalkhill 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 second floor two bedroom flat situated within a purpose built block arranged over the ground and two upper floors.

**Accommodation****Second Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a vacant garage.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £19,760 per annum.

**EPC Rating D**



## LOT 28A | 24 Addison Road, South Norwood, London SE25 4LW

\*Guide Price  
**£285,000+**

### A Vacant Five Room Mid Terrace House. Potential for a Loft Conversion (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 South Norwood Country Park are within easy reach. Transport links are provided by Norwood Junction overground station (Windrush line) and rail station.

#### Description

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

#### Tenure

Freehold

#### Accommodation

##### Ground Floor

Two Rooms  
Kitchen  
Bathroom

##### First Floor

Three Rooms

#### Exterior

The property benefits from a rear garden.

**EPC Rating G**



## LOT 28B | 26 Addison Road, South Norwood, London SE25 4LW

\*Guide Price  
**£275,000+**

### A Vacant Four Room Mid Terrace House. Potential for a Loft Conversion (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 South Norwood Country Park are within easy reach. Transport links are provided by Norwood Junction overground station (Windrush line) and rail station.

#### Description

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

#### Tenure

Freehold

#### Accommodation

##### Ground Floor

Two Rooms  
Kitchen  
W/C

##### First Floor

Two Rooms  
Bathroom

#### Exterior

The property benefits from a rear garden.

**EPC Rating G**



LOT 29

**6 Winchcombe Road, Eastbourne,  
East Sussex BN22 8DE**\*Guide Price  
**£150,000+****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 Eastbourne Pier are within easy reach. Transport links are provided by Eastbourne rail station.

**Description**

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

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

LOT 29A

**17 Selba Drive, Brighton,  
East Sussex BN2 4RG**\*Guide Price  
**£300,000+****A Vacant Four 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 Bevendean Down are within easy reach. Transport links are provided by Moulsecoomb rail station.

**Description**

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

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
Three Bedrooms  
Bathroom**First Floor**  
Bedroom with En-Suite**Exterior**  
The property benefits from a garage and both front and rear gardens.**EPC Rating C**



LOT 30

4 Crouch View Grove, Hullbridge, Hockley,  
Essex SS5 6LE

\*Guide Price  
£250,000+

A Vacant Four 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 Kendal Park are within easy reach. Transport links are provided by Battlesbridge rail station.

Description

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

Note

G.I.A: Approx 133 sq m ( 1,427 sq ft)

EPC Rating E

Accommodation

Ground Floor

Two Reception Rooms  
Kitchen  
WC

First Floor

Four Bedrooms  
Bathroom

Exterior

The property benefits from an integral garage, a rear garden and off street parking and a modern garden room.



LOT 30A

115 Abbey View, Garsmouth Way, Watford,  
Hertfordshire WD25 9DZ

\*Guide Price  
£75,000+

An Eleventh Floor Two Bedroom Flat Subject to an Assured  
Shorthold Tenancy Producing £10,865.88 Per Annum

Tenure

Leasehold. The property is held on a 125 year lease from 15th April 1985 (thus approximately 84 years unexpired).

Location

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

Description

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

Accommodation

Eleventh Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

G.I.A Approximately 700 sq ft

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 731 days commencing 16th October 2019 at a rent of £10,865.88 per annum (Holding Over).

EPC Rating D



## Next auction: 10th & 11th December 2025

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LOT **31**

**10 Hale Street, Cambridge,  
Cambridgeshire CB4 3BZ**

\*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 Jesus Green are within easy reach. Transport links are provided by Cambridge 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 and repairs.

#### Accommodation

##### Ground Floor

Two Reception Rooms  
Kitchen  
WC

##### First Floor

Two Bedrooms  
Bathroom

#### Exterior

The property benefits from a rear garden.

#### EPC Rating E





LOT 32

8 Onslow Parade, Hampden Square, Southgate,  
London N14 5JN

\*Guide Price  
£260,000+

A Mid Terrace Building Arranged to Provide a Ground Floor Commercial Unit and a First and Second Floor Split Level Flat (Sold off) Producing a Combined Income of £25,750 Per Annum,

**Tenure**  
Freehold

**Description**  
The property comprises a mid terrace building arranged to provide a ground floor commercial unit and a first and second floor split level flat (sold off).

**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 Southgate underground station (Piccadilly line) and New Southgate rail station.

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
Commercial Unit	Ground	Shop Floor	Let for a term of 10 years commencing 6 March 2025	£25,500 Per Annum
Flat	First and Second	Flat (Not Inspected)	Sold off on a 125 year lease commencing 14th July 2014	Ground Rent £250 Per Annum



LOT 32A

6 Week Completion Available  
20 Southill Road, Chatham,  
Kent ME4 5SA

\*Guide Price  
£110,000+

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 ground and first floors.

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

**First Floor**  
Three Bedrooms

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

**EPC Rating** F



LOT 33

54 Lausanne Road, Peckham,  
London SE15 2JB\*Guide Price  
£750,000+

### A Vacant Derelict Four Storey Semi Detached Building Formerly Arranged as a Six Bedroom HMO. Offered With Planning Permission to Convert into Three Flats

**Tenure**  
Freehold

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

**Description**  
The property comprises a four storey semi detached building formerly arranged as a six bedroom HMO in shell condition.

#### Proposed Accommodation

**Lower Ground Floor**  
Reception Room with Open-Plan Kitchen/Diner  
Three Bedrooms  
Bathroom  
Store Room

**Raised Ground Floor**  
Reception Room with Open-Plan Kitchen/Diner  
Bedroom  
Bathroom  
Office Room

**First Floor**  
Two Bedrooms  
Bathroom  
Office Room

#### Second Floor

Reception Room with Open-Plan Kitchen/Diner

#### Third Floor

Self-contained flat (in shell condition)

#### Exterior

The property will benefit from a rear garden.

#### Planning

Southwark Borough Council granted the following planning permission (ref: 24/AP/2189) on 18th September 2024 : 'Details of Condition 3 'Construction and Environmental Management Plan' required by planning permission ref no. 22/AP/2655: 'Proposed ground & first floor rear extension, rear & side dormer enlargement, internal modifications & conversion of existing dwelling to form 3no. flats'.



LOT 34

Flat 65 Aubrey Moore Point, Abbey Lane, Stratford, London E15 2SA

\*Guide Price  
£110,000+

**A Fourteenth Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £13,200 Per Annum (Reflecting a Gross Initial Yield of 12%)**

**Tenure**

Leasehold. The property is held on a 125 year lease from 2nd October 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 Queen Elizabeth Olympic Park are within easy reach. Transport links are provided by West Ham underground station (Circle, District, Hammersmith and Jubilee lines) and rail station.

**Exterior**

The property benefits from a balcony.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 28th February 2025 at a rent of £1,100 per calendar month

**Description**

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

**Accommodation**

**Fourteenth 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 C**



LOT 34A

50 Preston Road, Shepperton, Middlesex TW17 0BG

\*Guide Price  
£280,000+

**A Vacant Four Room Semi Detached House. Potential to Convert into an HMO (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 Littleton Recreation Ground are within easy reach. Transport links are provided by Shepperton rail station.

**Description**

The property comprises a four room semi detached house arranged over ground and first floors. The property requires a program of refurbishment and repairs.

**Accommodation**

**Ground Floor**  
Two Rooms  
Kitchen

**First Floor**

Two Rooms  
Bathroom

**Exterior**

The property benefits from a rear garden and an outdoor WC.

**EPC Rating C**



LOT 35

25B Robin Court, Carew Road, Wallington,  
Surrey SM6 8TH\*Guide Price  
£275,000+**A Vacant Five Room Semi Detached House****Tenure**

Freehold

**Location**

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

**Description**

The property comprises a four room semi detached house arranged over ground and first floors. The property requires a program of refurbishment and repairs.

**Note**

Buyers should rely on their own enquires with regards to the current use class of the property.

**Accommodation****Ground Floor**

Through Reception Room  
Kitchen  
WC

**First Floor**

Four Rooms  
WC

**Exterior**

The property benefits from a rear garden.



LOT 35A

22 Jasper Road, Crystal Palace,  
London SE19 1SJ\*Guide Price  
£500,000+**A Vacant Three Bedroom Semi Detached House in Shell Condition****Tenure**

Freehold

**Location**

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

**Description**

The property comprises a three bedroom semi detached house in shell condition. The property requires a full program of refurbishment.

**Accommodation****Ground Floor**

Two Reception Rooms  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom  
Separate WC

**Exterior**

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

**EPC Rating D**



LOT 36

Garages 9-11, Adjacent to 51 Churchill Gardens, Acton,  
London W3 0JN

\*Guide Price  
**£50,000-£75,000**

**Three Vacant Single Storey Lock Up Garages**

**Tenure**

Freehold

**Location**

The garages are situated on a residential road close to local shops and amenities. The open spaces of North Acton Playing Fields are within easy reach. Transport links are provided by West Acton underground station (Central line) and Ealing Broadway rail station.

**Description**

The lot comprises three single storey lock up garages.



LOT 36A

153 Thirlmere Gardens, Northwood,  
Middlesex HA6 2GA

\*Guide Price  
**£110,000+**

**A Vacant Ground Floor Two Bedroom Maisonette**

**Tenure**

Leasehold. The property is held on a 99 year lease from 24th June 1981 (thus approximately **54 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

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

**Exterior**

The property benefits from front and rear gardens.

**EPC Rating C**



LOT 37

**36 Firs Crescent, Allestree, Derby,  
Derbyshire DE22 2HJ****\*Guide Price  
£150,000+****A Vacant Three Bedroom Semi Detached House. Potential for 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 Allestree Park are within easy reach. Transport links are provided by Derby 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 Room  
Kitchen  
Pantry

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens and an outside WC.

**EPC Rating D**

LOT 38

**91 The Lea, Stoke-on-Trent,  
Staffordshire ST4 8DY****\*Guide Price  
£100,000+****A Vacant Three Bedroom Semi Detached House. Potential for 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 Trentham Estate are within easy reach. Transport links are provided by Stoke-on-Trent 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**

Reception Room  
Dining Room  
Kitchen  
WC

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

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





## LOT 38A | 11 Belmont Park Close, Lewisham, London SE13 5BH

\*Guide Price  
**£170,000+**

### A Vacant Three Bedroom End of Terrace House

#### Tenure

Leasehold. The property is held on a 80 year lease from 29th September 1976 (thus approximately **30 years unexpired**).

#### Location

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

#### Description

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

#### Accommodation

##### Ground Floor

Reception Room  
Kitchen  
WC

##### First Floor

Three Bedrooms  
Bathroom

#### Exterior

The property benefits from a rear garden.

**EPC Rating C**



## LOT 39 | 180 Luton Road, Chatham, Kent ME4 5BP

\*Guide Price  
**£60,000+**

### A Vacant Ground Floor Two Bedroom Flat

#### Tenure

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

#### Location

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

#### Description

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

#### Accommodation

##### Ground Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

#### Note

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

**EPC Rating D**



LOT 40

**180A Luton Road, Chatham,  
Kent ME4 5BP****\*Guide Price  
£60,000+****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 Gillingham Park are within easy reach. Transport links are provided by Chatham rail station.

**Description**

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

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

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

**Accommodation**

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

**Note**

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



LOT 40A

**182 Luton Road, Chatham,  
Kent ME4 5BP****\*Guide Price  
£65,000+****A Vacant Ground Floor Three Bedroom Flat****Location**

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

**Description**

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

**EPC Rating D****Tenure**

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

**Accommodation**

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

**Note**

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





LOT 41

1 Townsend Cooks Hill, Clutton, Bristol,  
Avon BS39 5RD

\*Guide Price  
£275,000+

A Vacant Four Bedroom Semi Detached House Offered With  
Planning Permission for the Erection of Single Storey Detached  
Annex

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Gores Park are within easy reach. Transport links are provided by the A37.

Description

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

Planning

Bath & North East Somerset Borough Council granted the following planning permission (ref: 24/03041/FUL) on 12th August 2024 : 'Erection of one storey, detached annex'.

EPC Rating F

Tenure

Freehold

Accommodation

Ground Floor  
Reception Room  
Kitchen/Diner  
Utility Room  
WC

First Floor

Four Bedrooms (One with En-Suite)  
Bathroom

Exterior

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



LOT 42

Land at 1 Townsend Cooks Hill, Clutton, Bristol,  
Avon BS39 5RD

\*Guide Price  
£200,000+

A Plot of Land Measuring Approximately 1,012 sq m (10,889 sq  
ft) Offered With Planning Permission for the Erection of Two  
Dwellings

Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Gores Park are within easy reach. Transport links are provided by the A37.

Description

The land comprises a plot of land measuring approximately 1,012 sq m (10,889 sq ft).

Planning

Bath & North East Somerset Borough Council granted the following planning permission (ref: 24/04291/OUT) on 26th November 2024 : 'Demolition of Existing Garage and Shed. Construction of 2no new dwellings with parking and associated works on land adjacent to 1 Townsend'.

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.



## LOT 42A | 10 Claremont Road, Morecambe, Lancashire LA4 4HJ

\*Guide Price  
**£45,000+**

### 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 Morecambe Promenade are within easy reach. Transport links are provided by Morecambe rail station.

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

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

**Accommodation**  
Lower Ground Floor  
Cellar

**Ground Floor**  
Reception Room  
Kitchen  
Dining Room

**First Floor**  
Two Bedrooms  
Bathroom

**Second Floor**  
Two Bedroom  
W/C

**EPC Rating** E

**Joint Auctioneers**



## LOT 43 | 5 The Oaks, Plumstead, London SE18 7JR

\*Guide Price  
**£135,000+**

### A Vacant First Floor Three Bedroom Flat

**Tenure**  
Leasehold. The property is held on a 125 year lease from 6th February 1989 (thus approximately **88 years unexpired**).

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

**EPC Rating** C

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

**Accommodation**  
**First Floor**  
Reception Room with Open-Plan Kitchen  
Three Bedrooms  
Bathroom  
Separate WC





LOT 44

106 Stone Lane, Worthing,  
West Sussex BN13 2BG

\*Guide Price  
£60,000+

**A Vacant Three Room Detached Building. 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 Pond Lane Recreation Ground are within easy reach. Transport links are provided by West Worthing rail station.

**Description**

The property comprises a three room detached building arranged over the ground floor. The property requires a program of refurbishment.

**EPC Rating C**

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Three Rooms  
Kitchenette  
Conservatory  
WC

**Exterior**

The property benefits from off street parking.



LOT 44A

36 Fairway, York,  
North Yorkshire YO30 5QA

\*Guide Price  
£150,000+

**A Vacant Three Bedroom Semi Detached House. 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 Green Park are directly behind the property. Transport links are provided by York 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  
Separate WC

**Exterior**

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

**EPC Rating D**



LOT 45

**10 Providence Terrace, Chippenham,  
Wiltshire SN15 1HD****\*Guide Price  
£90,000+****A Vacant Five Room End of Terrace House****Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation****Ground Floor**

Two Rooms

Kitchen

**First Floor**

Three Bedrooms

Bathroom

**Exterior**

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

**EPC Rating E**

LOT 45A

**Whitehall, 1 School Road, Walpole Highway, Wisbech,  
Cambridgeshire PE14 7QQ****\*Guide Price  
£60,000+****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 Wisbech Park are within easy reach. Transport links are provided by Watlington rail station and the A47.

**Description**

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

**Accommodation****Ground Floor**

Reception Room

Kitchen

Bathroom

**First Floor**

Two Bedrooms

**Exterior**

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

**Note**

Please note, the entrance is to the right hand side of the building.

**EPC Rating E**



LOT 46

20 Crichel Road, Bournemouth,  
Dorset BH9 1JG

\*Guide Price  
**£150,000+**

**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 Winton Recreation Ground are within easy reach. Transport links are provided by Bournemouth rail station.

**Description**

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

**Accommodation**

**Ground Floor**

Three Reception Rooms  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

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

**EPC Rating E**



LOT 46A

Flat 22 Hensley Point, 41 Bradstock Road, Hackney,  
London E9 5BE

\*Guide Price  
**£90,000+**

**A Fifth Floor One Bedroom Flat Let Producing £15,320 Per Annum**

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Well Street Common are within easy reach. Transport links are provided by Homerton overground station (Lioness and Mildmay lines) and Hackney Downs rail station.

**Description**

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

**Note**

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

**Tenure**

Leasehold. The property is held on a 117 year lease from 20th may 2000 (thus approximately **91 years unexpired**).

**Accommodation**

**Fifth Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Tenancy**

The property is let at a rent of £15,320 per annum.

**EPC Rating E**



LOT 47

**3 Mount Pleasant, Hallen, Bristol,  
Avon BS10 7RJ****\*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 Blaise Dell are within easy reach. Transport links are provided by St Andrews Road rail station.

**Description**

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

**Accommodation****Ground Floor**

Reception Room  
Kitchen  
Bathroom  
Utility Room

**First Floor**

Two Bedrooms

**Exterior**

The property benefits from a rear garden.

**EPC Rating D****Next auction: 10th & 11th December 2025**

We're now taking entries  
for this auction.

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LOT 48

6 Week Completion Available  
10 Hyde Lane, Nash Mills, Hemel Hempstead,  
Hertfordshire HP3 8RY

\*Guide Price  
£390,000+



**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 to Convert the Existing Property into a Four Bedroom House. Further Plan have been Drawn up for the Erection of an Additional Five Bedroom House 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.

**Tenure**

Freehold

**Accommodation**

**Ground Floor**

Through 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 **48A**

10 Week Completion Available

**Victory Cottage, Sandhurst Lane, Gloucester,  
Gloucestershire GL2 9AQ**\*Guide Price  
**£140,000+****A Vacant Seven Room Detached House****Tenure**

Freehold

**Location**

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

**Description**

The property comprises a seven room detached house arranged over ground and first floors. The property requires a program of refurbishment.

**Accommodation****Ground Floor**

Four Reception Rooms

**First Floor**

Three Bedrooms

Bathroom

**Exterior**

The property benefits from a front garden and a off street parking and a shed to the rear.

**EPC Rating D**LOT **49**

By Order of a Housing Association

**54 Penn Drive, Denham, Uxbridge,  
Middlesex UB9 5JR**\*Guide Price  
**£180,000+****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 arranged 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 50

77 Mount Pleasant, Walsingham,  
Norfolk NR22 6DE

\*Guide Price  
£80,000+

A Vacant Three Bedroom Semi Detached House

Tenure

Freehold

Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Thursford Wood are within easy reach. Transport links are provided by A148.

Description

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

Accommodation

Ground Floor Bathroom  
Two Reception Rooms  
Kitchen  
WC

First Floor

Three Bedrooms  
Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating D



LOT 50A

171 Victoria Road, Southampton,  
Hampshire SO19 9EG

\*Guide Price  
£135,000+

A Vacant Three Bedroom Mid Terrace House. Potential for  
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 Weston Shore Promenade are within easy reach. Transport links are provided by Woolston 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 and repairs. Potential to create off street parking (subject to obtaining all relevant consents).

Accommodation

Ground Floor  
Reception Room  
Kitchen/Diner  
Bathroom  
Separate WC

First Floor

Three Bedrooms

Exterior

The property benefits from both front and rear gardens.



LOT 51

**29 Byron Close, Basingstoke,  
Hampshire RG24 9BN****\*Guide Price  
£165,000+****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 Chineham Park are within easy reach. Transport links are provided by Basingstoke rail station.

**Description**

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

**EPC Rating D****Accommodation**  
**Ground Floor**Two Reception Rooms  
Kitchen**First Floor**Three Bedrooms  
Bathroom**Exterior**

The property benefits from both front and rear gardens.



LOT 51A

**131 Ewell Road, Surbiton,  
Surrey KT6 6AL****\*Guide Price  
£80,000+****A Vacant Two Storey Mid Terrace Commercial Building.  
Potential to Convert to Residential Use (Subject to Obtaining all  
Relevant Consents)****Location**

The property is situated on a mixed use 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.

**Description**

The property comprises a two storey mid terrace commercial building arranged over ground and first floors. The property requires a program of refurbishment and repairs.

**Tenure**  
Freehold**Accommodation**  
**Ground Floor**Commercial Unit  
Kitchen  
WC**First Floor**

Two Storage Rooms

**EPC Rating C**



## LOT 52 | 19 Westview Drive, Woodford Green, Essex IG8 8LX

\*Guide Price  
**£90,000+**

### A First Floor Two Bedroom Maisonette Subject to an Assured Shorthold Tenancy Producing £15,000 Per Annum

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Roding Valley Park are within easy reach. Transport links are provided by Woodford underground station (Central line) and the M11.

#### 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 and repairs.

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,250 per calendar month.

#### Tenure

Leasehold. The property is held on a 99 year lease from 25th December 1946 (thus approximately **20 years unexpired**).

#### Accommodation

##### First Floor

Reception Room  
Kitchen/Diner  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from a front garden.

**EPC Rating D**



## LOT 52A | 29 Miles Close, Greenwich, London SE28 0NJ

\*Guide Price  
**£180,000+**

### A Vacant Fourth Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 1st November 2023 (thus approximately **102 years unexpired**).

#### Location

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

**EPC Rating B**

#### Description

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

#### Accommodation

##### Fourth Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom



LOT 53

**Flat 48 Selman House, Hedgers Grove, Hackney,  
London E9 5AP****\*Guide Price  
£135,000+****A Ninth Floor Two Bedroom Duplex Flat Subject to an Assured  
Shorthold Tenancy Producing £19,027.84 Per Annum****Tenure**

Leasehold. The property is held on a lease expiring 2118.

**Description**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 2 years commencing 1st July 2021 at a rent of £19,027.84 per annum (Holding Over).

**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 Homerton underground station (Lioness line) and Hackney Downs rail station.

**Accommodation**

**Ninth Floor**  
Reception Room  
Kitchen

**Tenth Floor**  
Two Bedrooms  
Bathroom  
WC

**EPC Rating C**

LOT 54

**Flat 15 Warren Court, High Cross Road, Tottenham,  
London N17 9PE****\*Guide Price  
£165,000+****A Second Floor Two Bedroom Flat. Offered with Vacant  
Possession****Location**

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

**Description**

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

**Exterior**

The property benefits from a balcony.

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

Leasehold. The property is held on a 125 year lease from 11th April 1988 (thus approximately **87 years unexpired**).

**Accommodation**

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





# LOT 54A

## Flat 10 Wavertree Court, Streatham Hill, Streatham, London SW2 4TL

\*Guide Price  
**£135,000+**

### A Vacant Third Floor One Bedroom Flat

#### Location

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

#### Description

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

**EPC Rating D**

#### Tenure

Leasehold. The property is held on a 99 year lease from 1st July 1974 (thus approximately **47 years unexpired**).

#### Accommodation

**Third Floor**  
Reception Room  
Kitchen  
Bedroom with En-Suite

#### Exterior

The property benefits from communal gardens.



# LOT 55

## 10 Week Completion Available 72 Ewart Road, Honor Oak, London SE23 1BQ

\*Guide Price  
**£150,000+**

### A Vacant First Floor Two Bedroom Maisonette

#### Tenure

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

#### Location

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

#### Description

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

#### Accommodation

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

#### Exterior

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

**EPC Rating D**



## LOT 55A | 226 Brownhill Road, Lewisham, London SE6 1AT

\*Guide Price  
**£150,000+**

### A Lower Ground and Ground Floor Commercial Unit Let Producing £18,000 Per Annum

#### Location

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

#### Description

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

**EPC Rating D**

#### Tenure

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

#### Accommodation

**Lower Ground and Ground Floors**  
Commercial Unit

#### Tenancy

The property is let for a term of 10 years commencing 1st July 2025 at a rent of £18,000 per annum. Next rent review in 2030.



## LOT 56 | Garage to the Rear of 180 Durants Road, Enfield, Middlesex EN3 7DF

\*Guide Price  
**£10,000+**

### A Vacant Single Storey Lock Up Garage

#### Tenure

Freehold

#### Location

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

#### Description

The property comprises a single storey lock up garage.





LOT 57

6 Week Completion Available  
140 Send Road, Send, Woking,  
Surrey GU23 7HN

\*Guide Price  
£600,000+

**A Mixed Use Building Arranged to Provide a Ground Floor Commercial Unit, a First Floor Three Bedroom Flat and Second Floor Two Bedroom Flat Fully Let Producing £51,000 Per Annum. Potential to Convert the Entire Building into Residential (Subject to Obtaining all Relevant Consents)**

**Tenure**

Freehold

**Description**

The property comprises a mixed use building arranged to provide a ground floor commercial unit, a first floor three bedroom flat and a second floor two bedroom flat.

**Location**

The property is situated on a mixed use road close to local shops and amenities. There are numerous green open spaces that are within easy reach. Transport links are provided by the M25 to the east.

**Accommodation & Tenancy Schedule**

Floor	Accommodation	Tenancy	Current Annual Rent
Ground	Retail Unit	5 year lease from completion	£15,000
First	Three Bedroom Flat	AST	£19,800
Second	Two Bedroom Flat	AST	£16,200

Current Rent Reserved £51,000 Per Annum



LOT 58

8 Dover Close, Cricklewood,  
London NW2 1AQ

\*Guide Price  
£180,000+

**A Ground Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £15,000 Per Annum**

**Location**

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

**Description**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,250 per calendar month (rolling).

**Note**

Property is located in very close proximity to the Brent Cross Town Regeneration area. The property has not been inspected by Auction House London. All information has been supplied

**Tenure**

Leasehold. The property is held on a 999 year lease from 24th June 1993 (thus approximately 967 years unexpired).

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from communal gardens.



## LOT 58A | 91 Everton Drive, Stanmore, Middlesex HA7 1EA

\*Guide Price  
**£130,000+**

### A Vacant Ground Floor Two Bedroom Maisonette

#### Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1955 (thus approximately **28 years unexpired**).

#### Location

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

#### Description

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

#### Accommodation

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

#### Exterior

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

#### EPC Rating D



## LOT 59 | 188 Holmesdale Road, South Norwood, London SE25 6PT

\*Guide Price  
**£285,000+**

### A Vacant Five Room End of Terrace House

#### Location

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

#### Description

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

#### EPC Rating C

#### Tenure

Freehold

#### Accommodation

**Ground Floor**  
Two Rooms  
Kitchen

#### First Floor

Three Rooms  
Bathroom

**G.I.A Approximately 78 sq m / 835 sq ft**

#### Exterior

The property benefits from both front and rear gardens.





LOT 60

**Flat 70 Delaware Mansions, Delaware Road, Maida Vale, London W9 2LJ**

\*Guide Price  
**£525,000+**

**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 Paddington Recreation Ground are within easy reach. Transport links are provided by Maida Vale underground station (Bakerloo line) and Queen's Park overground station.

**Description**

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

**Tenure**

Leasehold. The property is held on a 999 year lease from 29th September 1977 (thus approximately **951 years unexpired**).

**Accommodation**

**Second Floor**

Two Reception Rooms  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a private balcony

**EPC Rating** E

**Joint Auctioneers**

**harris & company**



LOT 60A

**Flat 7 Newlands Court, Streatham Common North, Streatham, London SW16 3HH**

\*Guide Price  
**£30,000+**

**A Vacant Third Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 20th September 1935 (thus approximately **8 years unexpired**).

**Location**

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

**Description**

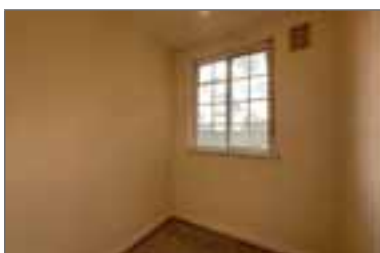
The property comprises a third floor two bedroom flat situated within a purpose built block arranged over ground and three upper floors.

**Accommodation**

**Third Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Office  
Bathroom

**EPC Rating** D



LOT 61

**25 Crescent Road, Gwaun Cae Gurwen, Ammanford,  
Dyfed SA18 1HL**

\*Guide Price  
**£50,000+**

### A Vacant Three Bedroom Semi Detached House

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Maerdy Playing Fields Nature are within easy reach. Transport links are provided by Ammanford 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.

#### Tenure

Freehold

#### Accommodation

##### Ground Floor

Reception Room  
Kitchen  
Bathroom

##### First Floor

Three Bedrooms

#### Exterior

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

**EPC Rating D**



LOT 62

**139 Friern Barnet Road, Friern Barnet,  
London N11 3DX**

\*Guide Price  
**£320,000+**

### A Detached Building Arranged to Provide a Ground Floor Flat (Sold Off) and a Vacant First and Second Floor Three Bedroom Split Level Flat

#### Tenure

Freehold

#### 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 Arnos Grove underground station (Piccadilly Line).

#### Description

The property comprises a detached building arranged to provide two self-contained flats (one sold off) over ground and two upper floors.

**EPC Rating E**

#### Accommodation

##### Flat 1

##### Ground Floor

Flat - Not Inspected (Sold Off)

##### Flat 2

##### First Floor

Reception Room  
Kitchen  
Three Bedrooms  
Bathroom

##### Second Floor

Loft Room

#### Exterior

The property benefits from a rear garden





## LOT 62A | 3 York Avenue, Slough, Buckinghamshire SL1 3HP

\*Guide Price  
**£470,000+**

**A Vacant Semi-Detached Building with an HMO Licence, Arranged to Provide a Six-Room HMO and a Studio Flat to the Rear. Estimated Rental Value Based on the Local Housing Allowance (LHA) Rate is £64,621.44 per Annum (Source: LHA Website, Subject to Condition, Their Terms, and Current Requirements).**

**Tenure**

Freehold

**Location**

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

**Description**

The property comprises a semi detached building arranged to provide a six room HMO and a studio flat to the rear.

**EPC Rating D**

**Accommodation**

**Ground Floor**

Communal Kitchen  
Four Letting Rooms (All with En-Suites)

**First Floor**

Two Letting Rooms (Both with En-Suites)

**Rear Studio Flat**

Studio Room  
Kitchen  
Bathroom

**Exterior**

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



## LOT 63 | On the Instructions of Brent Council 4 Westglade Court, Woodgrange Close, Harrow, Middlesex HA3 0XQ

\*Guide Price  
**Postponed**

**A Vacant First Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th 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 Woodcock Park are within easy reach. Transport links are provided by Kenton underground station (Bakerloo line) and Harrow & Wealdstone rail station.

**Exterior**

The property benefits from a private garage and access to communal gardens

**Description**

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

**Accommodation**

**First Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom



LOT **63A****10 Black Horse Parade, High Road, Eastcote, Pinner,  
Middlesex HA5 2EN**\*Guide Price  
**£140,000+****A Vacant First Floor Two Bedroom Maisonette****Tenure**

Leasehold. The property is held on a 125 year lease from 25th December 2000 (thus approximately **100 years unexpired**).

**Location**

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

**Description**

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

**Accommodation****First Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a garage.

**EPC Rating D**LOT **64****257A Queens Road, Wimbledon,  
London SW19 8NY**\*Guide Price  
**£215,000+****A Vacant End of Terrace Commercial Building. Offered With  
Planning Permission to Change to Residential Use****Location**

The property is situated in the popular South West London area of Wimbledon close to local shops and amenities. The open spaces of South Park Gardens are within easy reach. Transport links are provided by Wimbledon underground (District Line) & rail station and Haydons Road rail station.

**Planning**

Merton Borough Council granted the following planning permission (ref: 24/P0639) on 24th June 2024 : 'Change of use from B8 (Warehouse) to C3 (Residential), and extensions to'.

**Tenure**

Freehold

**Description**

The property comprises a part single storey, part two storey retail warehouse unit.

**Accommodation****Ground Floor**

Workshop  
WC

**First Floor**

Office

**Total GIA: 48 sq m / 520 sq ft**

**Exterior**

The property benefits from side and front access.





## LOT 64A | 63 Station Road, Manea, March, Cambridgeshire PE15 0HG

\*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 Sandgate Meadow Park are within easy reach. Transport links are provided by Manea 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  
Bedroom  
Utility Room  
Bathroom

**First Floor**

Three Rooms

**Exterior**

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



## LOT 65 | By Order of a Housing Association 43 Copland Road, Wembley, Middlesex HA0 4YJ

\*Guide Price  
**£180,000+**

### A Vacant Third Floor Two Bedroom Flat

**Tenure**

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

**Location**

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

**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

**EPC Rating** B



LOT **65A****46 Elmstead Road, Colchester,  
Essex C04 3AA****\*Guide Price  
£210,000+****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 arranged 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.

**EPC Rating D**LOT **66****Flat 4 Elveden Court, Epsom Road, Leatherhead,  
Surrey KT22 8TD****\*Guide Price  
£80,000+****A Vacant Ground Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 99 year lease from 1st September 1966 (thus approximately **39 years unexpired**).

**Location**

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

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

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

**Accommodation****Ground Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a garage and visitor parking.





LOT 67

## Flat 11 Buxton Lodge, Brading Crescent, Wanstead, London E11 3RN

\*Guide Price  
**£160,000+**

### A First Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £15,000 Per Annum

#### Tenure

Leasehold. The property is held on a 125 year lease from 29th April 2002 (thus approximately **101 years unexpired**).

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Wanstead Park are within easy reach. Transport links are provided by Wanstead and Leytonstone undergrounds stations (Central Line) and Leytonstone High Road overground station.

#### Description

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

**EPC Rating D**

#### Accommodation

##### First Floor

Reception Room  
Kitchen  
Bedroom  
Bathroom

#### Exterior

The property benefits from an outdoor storeroom.

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,250 per calendar month.



LOT 68

## Flat 3 Erskine House, Homesfield, Hampstead Garden Suburb, London NW11 6HN

\*Guide Price  
**£330,000+**

### A First Floor Three Room Flat Subject to an Unknown Occupancy

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Little Oak Wood are within easy reach. Transport links are provided by Golders Green underground station (Northern line) and Hendon rail station.

#### Description

The property comprises a first floor three room flat situated within a semi detached building 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. The photos have been provided by the Seller.

#### Tenure

Leasehold. The property is held on a 99 year lease from 29th September 1979 (thus approximately **52 years unexpired**).

#### Accommodation

##### First Floor

Three Rooms  
Kitchen  
Bathroom

#### Tenancy

The house is occupied. The seller and the auctioneers have no further information with regards to any existing tenancy.



LOT **68A****3 Greenway Road, Bishops Lydeard, Taunton,  
Somerset TA4 3DD****\*Guide Price  
£150,000+****A Vacant Nine Room Semi Detached House****Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation****Ground Floor**

Seven Rooms (Four With En-Suites)  
Kitchen  
Utility Rooms  
Separate WC

**First Floor**

Two Rooms  
Kitchen  
bathroom

**Exterior**

The property benefits from a rear garden.

LOT **69****Flat 10 Lightbox, 63 Earl Street, Sheffield,  
South Yorkshire S1 4WG****\*Guide Price  
£50,000+****A Ground Floor One Bedroom Flat Subject to an Assured  
Shorthold Tenancy Producing £11,600 Per Annum Net  
(Reflecting a Gross Initial Yield of 23%)****Tenure**

Leasehold. The property is held on a 800 year lease from 25th March 1834 (thus approximately **608 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Pounds Park are within easy reach. Transport links are provided by the A61 and A57.

**Description**

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

**Accommodation****Ground Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £11,600 per annum. The management company covers the cost of management and service charges.

**EPC Rating C**



LOT 70

10 Week Completion Available  
**3 Langetts Road, Coleford,  
Gloucestershire GL16 8BT**

\*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 Bells Field are within easy reach. Transport links are provided by Abergavenny rail station.

**Description**

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

**EPC Rating E**

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.



LOT 70A

**Apartment 34 Alexandra House, 47 Rutland Street,  
Leicester, Leicestershire LE1 1SE**

\*Guide Price  
**£50,000+**

**A Vacant Fourth Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 125 year lease from 1st January 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 Spinney Hill Park are within easy reach. Transport links are provided by Leicester rail station.

**Description**

The property comprises a fourth floor two bedroom flat situated within a Grade II Listed corner building.

**Accommodation**

**Fourth Floor**

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

**Exterior**

The property benefits from off street parking and a balcony.

**EPC Rating C**



LOT 71

**9 East Howe Lane, Bournemouth,  
Dorset BH10 5HX**\*Guide Price  
**£55,000+****A Ground Floor Retail Unit Subject to a Lease Producing £7,200  
Per Annum (Reflecting a Gross Initial Yield of 13%)****Location**

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include Esso and The Co-operative Food. The open spaces of Redhill Park are within easy reach. Transport links are provided by Parkstone rail station.

**Description**

The property comprises a ground floor retail unit situated within a mixed use parade arranged over ground and first floors.

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

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

**Accommodation**

**Ground Floor**  
Retail Space  
Kitchenette  
WC

**Tenancy**

The property is subject to an FRI lease for a term of 7 years commencing 31st August 2023 at a rent of £7,200 per annum. The lease is supported by a personal guarantor. We understand a rent deposit of £1,500 is held.



LOT 71A

**7 Wordsworth Road, Thatcham,  
Berkshire RG18 3FP**\*Guide Price  
**£220,000+****A Vacant Five Room Mid Terrace House****Tenure**

Freehold

**Description**

The property comprises a five room mid terrace house arranged over ground and first floors. The property requires a program of refurbishment and repairs. 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.

**Location**

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

**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 72

Flat 8, 110 Benhill Road, Sutton,  
Surrey SM1 3RS

\*Guide Price  
£110,000+

**A Vacant Ground Floor One Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th March 1980 (thus approximately **53 years unexpired**).

**Location**

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

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from allocated parking.

**EPC Rating E**



LOT 72A

162 Common Road, Newton-le-Willows,  
Merseyside WA12 9JA

\*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 King George V Playing Fields are within easy reach. Transport links are provided by Earlestown rail station.

**Description**

The property comprises a two bedroom mid 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 yard.

**EPC Rating G**



LOT 73

**52 Mansfield Road, Skegby, Sutton-in-Ashfield,  
Nottinghamshire NG17 3EQ**\*Guide Price  
**£70,000+****A Vacant Mid Terrace 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 mixed use road close to local shops and amenities. The open spaces of Healdswood Park are within easy reach. Transport links are provided by Sutton Parkway rail station.

**Description**

The property comprises a mid terrace building arranged to provide a ground floor commercial unit and a first floor two bedroom flat.

**Accommodation**

**Ground Floor**  
Commercial Unit  
Two Rooms

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden an outbuilding and a garage, access is via the service road to the rear of the property.



LOT 73A

**Land at 173-183 Hawes Side Lane, Blackpool,  
Lancashire FY4 4AA**\*Guide Price  
**£140,000+****A Plot of Land Measuring Approximately 1,508 sq m (16,232 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 Bridge Farm Recreation Park are within easy reach. Transport links are provided by Blackpool South rail station.

**Description**

The lot comprises a plot of land measuring approximately 1,508 sq m (16,232 sq ft).

**Planning**

Blackpool Council granted the following planning permission (ref: PP-06454635) on 9th November 2017: 'Internal and external alterations and use of building as altered as fourteen self-contained flats with associated parking, refuse store and landscaping.' Now Lapsed

**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 74

51 Orford Road, Swaffham,  
Norfolk PE37 7JJ

\*Guide Price  
£65,000+

**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 Buttercross Park are within easy reach. Transport links are provided by A47.

**Description**

The property comprises a three bedroom end terrace house arranged over ground and first floors. We understand the property is of non-standard construction.

**Note**

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

**EPC Rating C**

**Accommodation**

**Ground Floor**

Two Reception Rooms  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom  
Separate WC

**Exterior**

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



LOT 75

3 Bentinck Street, Mansfield,  
Nottinghamshire NG18 2QQ

\*Guide Price  
£50,000-£75,000

**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 Fisher Lane 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**

Through Reception  
Kitchen

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.



LOT **75A****2 Denmark Lodge, Crescent Grove, Clapham,  
London SW4 7AG****\*Guide Price  
£260,000+****A Vacant Ground and Mezzanine Floor Studio Flat****Tenure**

Leasehold. The property is held on a 999 year lease from 25th March 2007 (thus approximately **981 years unexpired**).

**Location**

The property is situated on a private crescent overlooking Clapham Common. Transport links are provided by Clapham Common underground station (Northern line) and Clapham High Street rail station.

**Description**

The property comprises a ground and mezzanine floor studio flat situated within a grade II listed building arranged over ground and three upper floors.

**Accommodation****Ground Floor**

Reception Room  
Kitchen  
Bathroom

**Mezzanine Floor**

Bedroom

**Exterior**

The property benefits from access to communal gardens and private parking.

**EPC Rating E**

LOT **76****156 Church Street, Braintree,  
Essex CM7 5LA****\*Guide Price  
£150,000+****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 Peter Taylor Park are within easy reach. Transport links are provided by Braintree rail station.

**Description**

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

**Accommodation****Ground Floor**

Reception Room  
Kitchen  
Bathroom

**First Floor**

Two Bedrooms

**Exterior**

The property benefits from a rear garden.

**EPC Rating D**





LOT 77

26 Cadogan Close, Beckenham,  
Kent BR3 5XY

\*Guide Price  
£200,000+

A First Floor Two Bedroom Flat Subject to an Assured Shorthold  
Tenancy Producing £16,800 Per Annum

Tenure

Leasehold. The property is held on a 99 year lease from 14th January 1975 (thus approximately 48 years unexpired).

Location

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

Exterior

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

Description

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

Accommodation

First Floor  
Reception Room  
Kitchen  
Two Bathrooms  
Bathroom/WC  
Separate WC

Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,400 per calendar month.

EPC Rating C



LOT 77A

27 Seaward Avenue, Leiston,  
Suffolk IP16 4BL

\*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 Leiston Recreation Ground are within easy reach. Transport links are provided by Saxmundham rail station.

Description

The property comprises a three bedroom semi detached house arranged over ground and first floors. We understand the property is of non-standard construction.

Accommodation

Ground Floor  
Reception Room  
Kitchen

First Floor  
Three Bedrooms  
Bathroom

Exterior

The property benefits from both front and rear gardens.

EPC Rating C



LOT 78

**38A & 38B Dracaena Crescent, Hayle,  
Cornwall TR27 4EN**\*Guide Price  
**£125,000+****A Vacant Detached Building Arranged to Provide Two Self-Contained Flats (1 x Four Bedroom, 1 x Three Bedroom)****Tenure**

Freehold

**Location**

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

**Description**

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

**EPC Rating C****Accommodation**

**Flat 1 - Split Level**  
Lower Ground and Ground Floors  
Reception Room with Open-Plan Kitchen  
Three Bedrooms  
Bathroom

**Flat 2 - Split Level**  
Ground and First Floors  
Two Reception Rooms (One with Open-Plan Kitchen)  
Four Bedrooms  
Bathroom

**Exterior**

The property benefits from off street parking.



LOT 79

**Flat 43 Jessop Court, 2 Brindley Place, Uxbridge,  
Middlesex UB8 2FA**\*Guide Price  
**£145,000+****A Ground Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £16,800 Per Annum (Reflecting a Gross Initial Yield of 11.5%)****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.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 1st September 2025 at a rent of £1,400 per calendar month.

**Note**

We understand there are planned major works, please refer to the legal pack for more information.

**EPC Rating B**



LOT 80

5 Rylands Street, Burnley,  
Lancashire BB10 1RG

\*Guide Price  
£65,000+

**A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £6,720 Per Annum**

**Location**

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

**Description**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 6 months commencing 26th February 2022 at a rent of £560 per calendar month.

**Note**

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

**Tenure**

Leasehold. The property is held on a 999 year lease from 19th July 1881 (thus approximately 955 years unexpired).

**Accommodation  
Ground Floor**

Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.



LOT 80A

32 Mansted Gardens, Romford,  
Essex RM6 4ED

\*Guide Price  
£410,000+

**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 St Chad's Park are within easy reach. Transport links are provided by Chadwell Heath underground station (Elizabeth line) and Romford 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  
WC

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

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

**EPC Rating C**



LOT 81

6 Week Completion Available

**427A/B Upminster Road North, Rainham,  
Essex RM13 9SA**\*Guide Price  
**£220,000+**

**A Plot of Land Measuring Approximately 360 sq m (3,875 sq ft).  
A Planning Application has been Submitted for the Erection of 2  
x Two Bedroom Houses.**

**Description**

The lot comprises a plot of land measuring approximately 360 sq m (3,875 sq ft).

**Planning**

The following planning application has been submitted to Havering Council (ref: PP-14218876) on 5th August 2025 : 'Subdivision of the land, erection of a x2 2-bed dwellinghouses adjacent to the existing dwelling with alterations to the existing fenestration'. A decision for this application is pending. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned application. Buyers must rely on their own enquiries with regard to any development potential, permissions required and previous planning history in respect of this site.

**Tenure**

Freehold

**Location**

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

**Note**

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



LOT 82

**29 Cotmandene, Dorking,  
Surrey RH4 2BT**\*Guide Price  
**£190,000+****A Vacant Ground Floor One Bedroom Flat****Tenure**

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

**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.

**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  
Kitchen  
Bedroom  
Bathroom

G.I.A Measuring Approximately 41 sq m

**Exterior**

The property benefits from a private balcony.

**EPC Rating C**



# LOT 82A

## 16 Teal Avenue, Mansfield, Nottinghamshire NG18 3SW

\*Guide Price  
**£75,000+**

### 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 Magpies Park are within easy reach. Transport links are provided by Mansfield rail station.

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

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen/Diner  
Utility Room  
WC

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating** C



# LOT 83

## 10A Chapel Street, Barwell, Leicester, Leicestershire LE9 8DD

\*Guide Price  
**£50,000+**

### A Vacant Three Room Mid Terrace House

**Tenure**  
Leasehold. The property is held on a 999 year lease from 1st June 2007 (thus approximately 981 years unexpired).

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

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

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
Two Bathrooms

**First Floor**  
Two Bedrooms (One with En-Suite)

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

**EPC Rating** D



LOT 84

**13 Cotswold Court, Hodder Drive, Perivale, Greenford, Middlesex UB6 8LJ****\*Guide Price  
£140,000+****A Vacant First Floor One Bedroom Flat****Location**

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

**Description**

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

**Exterior**

The property benefits from a garage.

**Tenure**

Leasehold. The property is held on a 223 year lease from 24th June 1967 (thus approximately **164 years unexpired**).

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**EPC Rating C**

LOT 85

**4A Birkbeck Grove, Acton, London W3 7QD****\*Guide Price  
£410,000+****A First and Second Floor Two/Three Bedroom Split Level Maisonette Offered with Vacant Possession****Tenure**

Leasehold. The property is held on a 130 year lease from 1st January 1981 (thus approximately **85 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities, between the open spaces of Southfield Common and Acton Park. Transport links are provided by Acton Town underground station (District and Piccadilly line), Acton Main Line (Elizabeth line) and Acton Central overground station.

**Exterior**

The property benefits from a private entrance, a brick built storage shed and off street parking for two cars.

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

The property comprises a first and second floor two/three bedroom split level maisonette situated within a semi detached building arranged over ground and two upper floors.

**Accommodation**

**First Floor**  
Breakfast Room  
Kitchen  
Study/Bedroom  
Separate WC

**Second Floor**

Lounge/Dining Room  
Two Bedrooms  
Bathroom





## LOT 85A | 35 Newtown Road, Hereford, Herefordshire HR4 9LH

\*Guide Price  
**£75,000+**

### 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 Beaumont Gardens are within easy reach. Transport links are provided by Hereford rail station.

**Description**

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

**EPC Rating C**

**Accommodation**

Lower Ground Floor  
Basement

**Ground Floor**

Reception Room  
Kitchen  
Bathroom

**First Floor**

Two Bedrooms

**Second Floor**

Bedroom

**Exterior**

The property benefits from a rear garden.



## LOT 86 | 26 & 26A Orwell Road, Clacton-on-Sea, Essex C015 1PP

\*Guide Price  
**£140,000+**

### A Vacant Mid Terrace Building Arranged to Provide a Ground Floor Commercial Unit and a First Floor Two Bedroom Flat. Potential to Convert to Residential (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 Clacton Pier are within easy reach. Transport links are provided by Clacton-on-Sea rail station.

**Description**

The property comprises a mid terrace building arranged to provide a ground floor commercial unit and a first floor two bedroom flat. The property requires a program of refurbishment.

**Accommodation**

Ground Floor  
Commercial Area  
Office  
Two Rooms  
Workshop  
WC

**First Floor**

Reception Room with Open-Plan Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from off street parking.



LOT 87

**27C Leys Avenue, Letchworth Garden City,  
Hertfordshire SG6 3ED****\*Guide Price  
Sold Prior****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 Howard Park are within easy reach. Transport links are provided by Letchworth Garden City rail station.

**Description**

The property comprises a second floor two bedroom flat situated within a mixed use parade arranged 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**

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

**Exterior**

The property benefits from an allocated parking space.



LOT 88

**6 Week Completion Available  
213B Church Road, Manor Park,  
London E12 6HN****\*Guide Price  
£100,000-£180,000****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 88A | 50 Edinburgh Road, Chatham, Kent ME4 5BZ

\*Guide Price  
**£135,000+**

### 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 Luton Millenium Green are within easy reach. Transport links are provided by Chatham 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 garden.

**EPC Rating E**



## LOT 89 | 33 Lomond Road, Hemel Hempstead, Hertfordshire HP2 6PA

\*Guide Price  
**£190,000+**

### 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 Margaret Lloyd Park are within easy reach. Transport links are provided by Hemel Hempstead 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 both front and rear gardens.

**EPC Rating C**



LOT 90

**45 Kimberley Road, Brighton,  
East Sussex BN2 4EN****\*Guide Price  
£110,000+****A Vacant Ground Floor Two Room Garden Flat****Tenure**

Leasehold. The property is held on a 150 year lease from 1st January 2015 (thus approximately **139 years unexpired**).

**Location**

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

**Note**

The seller has informed us that there is an option to acquire a share of the freehold.

**Description**

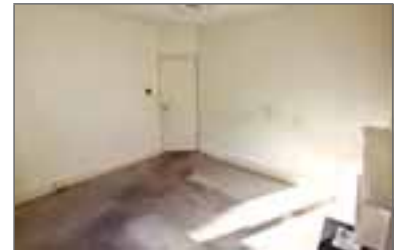
The property comprises a ground floor two room garden flat situated within an end of terrace building arranged over ground and first floors.

**Accommodation****Ground Floor**

Kitchen  
Two Rooms  
Bathroom  
Separate WC

**G.I.A Approximately 41 sq m**

**EPC Rating E**



LOT 90A

**75 Knollys Road, Streatham,  
London SW16 2JN****\*Guide Price  
£400,000+**

**A Freehold Ground Rent Investment and Roof Space Development Opportunity Offered with Planning Permission for the Construction of a Further 2 x Two Bedroom Flats All Secured Upon a Detached Building of Nineteen Flats (All Sold-Off on Long Leases) Currently Producing £6,775 Per Annum.**

**Tenure**

Freehold

**Location**

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

**Description**

The property comprises a detached purpose built block of nineteen flats (4 x one bedroom, 11 x two bedrooms and 4 x three bedrooms) arranged over lower ground, ground and three upper floors.

**Tenancy**

The nineteen flats are all sold off on 150 year leases producing a combined ground rent of £6,775 per annum.

**Planning**

Lambeth Borough Council granted the following planning permission (ref: 21/00343/FUL) on 9th March 2023: 'Erection of 2 x 2-bed units on roof of existing building, with provision for private amenity space, car and cycle parking, and refuse and recycling storage'.





LOT 91

7 Cambridge Road, Lostock, Bolton,  
Lancashire BL6 4AU

\*Guide Price  
£110,000+

**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 Harrier Close Playground are within easy reach. Transport links are provided by Horwich Parkway rail station.

**Description**

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

**Accommodation**

**Ground Floor**

Two Reception Rooms  
Kitchen

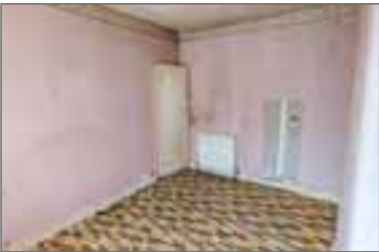
**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

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

**EPC Rating D**



LOT 92

27 Station Road, Castle Cary,  
Somerset BA7 7BX

\*Guide Price  
£85,000+

**A Vacant Three Room Mid Terrace House**

**Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**

Reception Room with Open-Plan  
Kitchen  
Conservatory  
Bathroom

**First Floor**

Two Bedrooms

**Exterior**

The property benefits from a rear yard.

**EPC Rating D**



LOT **92A****Flat 6, 73 Upper Richmond Road, East Putney,  
London SW15 2SR****\*Guide Price  
£425,000+****A First Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £30,600 Per Annum****Tenure**

Leasehold. The property is held on a 125 year lease from 1st June 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 Wandsworth Park are within easy reach. Transport links are provided by East Putney underground station (District line) and Putney rail station.

**Description**

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

**Accommodation****First Floor**

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

**Current Rent Reserved £2,550 er calendar month**

**EPC Rating E**

LOT **92B****Flat 16, 73 Upper Richmond Road, East Putney,  
London SW15 2SR****\*Guide Price  
£425,000+****A Vacant Second Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 1st June 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 Wandsworth Park are within easy reach. Transport links are provided by East Putney underground station (District line) and Putney rail station.

**Description**

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

**Accommodation****First Floor**

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

**EPC Rating D**





LOT 93

40 Scottwell Drive, Hendon,  
London NW9 6QB

\*Guide Price  
**£100,000-£160,000**

**A Vacant First Floor One Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1991 (thus approximately **65 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

**First Floor**

Reception Room  
Bedroom  
Bathroom  
Kitchen



LOT 94

Flat 2 192 Hainault Avenue, Westcliff-on-Sea,  
Essex SS0 9EX

\*Guide Price  
**£70,000+**

**A Vacant First and Second Floor One Bedroom Split Level Flat**

**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 Westcliff rail station.

**Description**

The property comprises a first and second floor one bedroom split level flat situated within a semi detached building arranged over ground and first floors. The property requires a program of refurbishment.

**Tenure**

Leasehold. The property is held on a 90 year lease from 1st July 1985 (thus approximately **49 years unexpired**).

**Accommodation**

**First Floor**

Reception Room

**Second Floor**

Bedroom  
Kitchen (removed)  
Bathroom



LOT 95

**67 Cumberland Road, Reading,  
Berkshire RG1 3JT****\*Guide Price  
£185,000+****A Vacant Five Room Mid Terrace House****Tenure**  
Freehold**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of King's Meadow are within easy reach. Transport links are provided by Reading rail station.**Description**  
The property comprises a five room mid terrace house arranged over ground and first floors. The property requires a program of refurbishment and repairs.**Accommodation**  
**Ground Floor**  
Two Reception Rooms  
Kitchen  
Bathroom**First Floor**  
Three Rooms**Exterior**  
The property benefits from a rear garden.**EPC Rating F**

LOT 95A

**Flat 1 Culpit House, 74-78 Town Centre, Hatfield,  
Hertfordshire AL10 0JW****\*Guide Price  
£135,000+****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. The property requires a program of refurbishment and repairs.**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**Note**  
The property has not been inspected by Auction House London. All information has been supplied by the vendor.



LOT 96

1 Bath Street, Weymouth,  
Dorset DT4 7DS

\*Guide Price  
£90,000+

**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 Weymouth Beach are within easy reach. Transport links are provided by Weymouth rail station.

**Description**

The property comprises a grade II listed three bedroom end of terrace house arranged over ground and two upper floors.

**Accommodation**

**Ground Floor**

Through Reception Room  
Kitchen  
Bathroom

**First Floor**

Two Bedrooms

**Second Floor**

Bedroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating** E



LOT 97

9 Park Street, Trowbridge,  
Wiltshire BA14 0AT

\*Guide Price  
£130,000+

**A Vacant Three Bedroom Mid Terrace House**

**Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**

Two Reception Rooms  
Kitchen  
Bathroom

**First Floor**

Two Bedrooms

**Second Floor**

Bedroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating** G



LOT 98

**74 Holland Gardens, Brentford,  
Middlesex TW8 0BG****\*Guide Price  
£470,000+****A Vacant Second Floor Three Bedroom Flat****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Watermans Park and Kew Gardens are within easy reach. Transport links are provided by Gunnersbury underground (District line) and overground stations and Kew Bridge rail station.

**Description**

The property comprises a second floor three bedroom flat situated within a purpose built building arranged over ground and seven upper floors. The property benefits from a 24 hour concierge and a gym complete with all amenities including a sauna and steam room.

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

Leasehold. The property is held on a 999 year lease from 1st January 2002 (thus approximately **975 years unexpired**).

**Accommodation**

**Second Floor**  
Reception Room  
Kitchen  
Three Bedrooms (One with En-Suite)  
Bathroom

**GIA Approx: 102 sq m (1157 sq ft)****Exterior**

The property benefits from two balconies and underground parking for one vehicle.



LOT 99

**6 Bridge Street, Hemel Hempstead,  
Hertfordshire HP1 1EF****\*Guide Price  
£60,000+****A Vacant Third Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 4th July 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 Keens Field are within easy reach. Transport links are provided by Hemel Hempstead rail station.

**Description**

The property comprises a third floor two bedroom flat situated within a corner building arranged over ground and three upper floors. The property requires a program of refurbishment and repairs.

**Accommodation**

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

**Exterior**

The property benefits from a private balcony.

**Note**

Approximate G.I.A; 700 Sq Ft

**EPC Rating D**



# LOT 100 | Lahori Gate, 5 Manchester Road, Bradford, West Yorkshire BD5 0QZ

\*Guide Price  
**£400,000+**

## A Detached Restaurant Fully Let Producing £52,000 Per Annum

### Tenure

Freehold

### Location

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

### Description

The property comprises a detached building arranged over the ground floors situated on a plot of land measuring approximately 2,329 sq m ( 25,069 sq ft). The property has been recently refurbished.

### Accommodation

#### Ground Floor

Restaurant Area

Ladies and Gents WC

### Tenancy

The property is subject to a lease for a term of 15 years at a rent of £52,000 per annum, please refer to legal pack for further details.

### Note

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

### EPC Rating C



# LOT 100A | 10 Moorcroft Road, Streatham, London SW16 1NL

\*Guide Price  
**£565,000+**

## A Vacant Five 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 Tooting Commons are within easy reach. Transport links are provided by Streatham Hill rail station.

### Description

The property comprises a five bedroom mid terrace house arranged over lower ground, ground and two upper floors. The property requires a program of refurbishment.

### Exterior

The property benefits from a rear garden.

### EPC Rating G

### Accommodation

#### Lower Ground Floor

Basement Space

### Ground Floor

Two Reception Rooms

Open Plan Dining Room with

Kitchen

W/C

### First Floor

Three Bedrooms

Bathroom

Separate WC

### Second Floor

Bedroom

W/C



LOT 101

By Order of the Mortgagees NOT in Possession  
**105 Fairmead Crescent, Edgware,  
 Middlesex HA8 8YR**

\*Guide Price

**Withdrawn**

### A Four Bedroom Mid Terrace House Subject to an Unknown Occupancy

#### Tenure

Freehold

#### Description

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

#### Note

The property has not been inspected by Auction House London. All information has been supplied by the Mortgagees NOT in possession. Please note that the property is being sold without vacant possession, and no access for viewings or inspections is available. The occupancy status is unknown, and it is unclear whether any tenancy is in place. Potential purchasers should also be aware that the occupiers may have re-entered the after the locks were changed by the Mortgagees NOT in possession.

#### Location

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

#### Accommodation

**Ground Floor**  
 Reception Room  
 Kitchen  
 WC

#### First Floor

Four Bedrooms  
 Bathroom

#### Exterior

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

#### EPC Rating E



LOT 102

**15 Thornview Road, Houghton Regis, Dunstable,  
 Bedfordshire LU5 5HS**

\*Guide Price

**£180,000+**

### A Vacant Three Bedroom Mid Terrace House

#### Tenure

Freehold

#### Description

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

#### EPC Rating D

#### Location

The property 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.

#### Accommodation

**Ground Floor**  
 Reception Rooms  
 Kitchen

#### First Floor

Three Bedrooms  
 Bathroom

#### Exterior

The property benefits from a rear garden.





LOT **103** | 196 High Street, Barnet,  
Hertfordshire EN5 5SZ

\*Guide Price  
**£700,000+**



**A Vacant Mixed Use Building Arranged to Provide a Ground Floor Restaurant with Ancillary Accommodation on the First Floor and a Second Floor One Bedroom Flat. Offered with Planning Permission for the Conversion of the First and Second Floors to 3 x One Bedroom Flats.**

**Tenure**

Freehold

**Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of King George's Field are within easy reach. Transport links are provided by High Barnet underground station (Northern line) and New Barnet rail station.

**Description**

The property comprises a mixed use building arranged to provide a ground floor restaurant with ancillary accommodation on the first floor and a second floor one bedroom flat.

**Planning**

Barnet Borough Council granted the following planning permission (ref: 23/2311/FUL) on 11th September 2023: 'Change of use of ground floor from restaurant to flexible use (Class E). Conversion of first floor into 2no self-contained flats. Self-containment of existing second floor flat including insertion of an AOV (Automatic Opening Vent) to rear roof slope. New shop front. Creation of front access to residential units. Provision of cycle and bin storage to rear. associated internal and external alterations including changes to windows and insertion of 2no. conservation rooflights to first floor rear flat roof, lower the rear part of the first floor level, internal change in floors'.

**VAT**

VAT is applicable

**Proposed Accommodation**

**Lower Ground Floor**

Cellar

**Ground Floor**

Restaurant Area

**First Floor**

**Flat 1**

Reception Room with Open-Plan Kitchen  
Bedroom  
Bathroom

**Flat 2**

Two Bedrooms  
Bathroom

**Second Floor**

**Flat 2**

Reception Room with Open-Plan Kitchen

**Flat 3**

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

LOT 104

249 Mead Avenue, Slough,  
Berkshire SL3 8JE\*Guide Price  
**£65,000+****A Vacant First Floor Studio Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 1st August 1983 (thus approximately **82 years unexpired**).

**Location**

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

**Description**

The property comprises a first floor studio flat situated within a semi detached building arranged over ground and first floors. The property requires a program of refurbishment and repairs.

**Accommodation**

**First Floor**  
Studio Room  
Kitchen  
Bathroom

**Exterior**

The property benefits from off street parking.

**EPC Rating D**

LOT 105

15 Eastover, Bridgwater,  
Somerset TA6 5AG\*Guide Price  
**£25,000-£50,000****A Vacant Two Storey Mid Terrace Commercial Building. Potential for Development (Subject to Obtaining all Relevant Consents)****Location**

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

**Description**

The property comprises a two storey mid terrace commercial building arranged to provide ground and first floor retail space. The property requires a program of refurbishment.

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Retail Space

**First Floor**  
Retail Space

**EPC Rating D**



LOT 106

Flat 1 Tavistock Court, Tavistock Square, Bloomsbury,  
London WC1H 9HE

\*Guide Price  
£80,000-£160,000

A Vacant Lower Ground Floor Studio Flat

Location

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

Description

The property comprises a lower ground floor studio flat situated within a purpose built block arranged over ground and eight upper floors. The property benefits from a lift access.

EPC Rating C

Tenure

Leasehold. The property is held on a 57 year lease from 25th March 1975 (thus approximately **7 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

Lower Ground Floor  
Studio Room  
Kitchen  
Bathroom



LOT 107

Flat 1, 1 Montpelier Road, Ealing,  
London W5 2QS

\*Guide Price  
£230,000+

A Ground Floor One Bedroom Flat Subject to an Assured  
Shorthold Tenancy Producing £20,400 Per Annum (Attractive  
8.6% Yield Based on Guide Price)

Location

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

Description

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

EPC Rating C

Tenure

Leasehold. The property is held on a 999 year lease from December 2018 (thus approximately **992 years unexpired**).

Accommodation

Ground Floor  
Open Plan Reception/Kitchen  
Bedroom  
Bathroom

Tenancy

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



## LOT 108 | 18 High Street, Chard, Somerset TA20 1QB

\*Guide Price  
**£95,000+**

**A Vacant Grade II Listed End of Terrace Building Arranged to Provide 2 x Three Bedroom Flats. 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 Smith's Dock Park are within easy reach. Transport links are provided by South Bank rail station.

### Description

The property comprises a Grade II Listed end of terrace building arranged to provide 2 x three bedroom flats. The property requires a program of refurbishment and repairs.

### Accommodation

#### Ground Floor - Flat 1

Reception Room  
Kitchen  
Three Bedrooms  
Bathroom

#### First Floor - Flat 2

Reception Room  
Kitchen  
Three Bedrooms  
Bathroom  
Separate WC

### Note

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



## LOT 109 | 8 Week Completion Available 37B Creffield Road, Ealing, London W5 3RR

\*Guide Price  
**£330,000+**

**A Ground Floor Two Bedroom Flat. Offered With Vacant Possession.**

### 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 ground floor two bedroom flat situated within a detached building arranged over ground and two upper floors.

### EPC Rating C

### Tenure

Leasehold. The property is held on a 130 year lease from 1st January 1981 (thus approximately 85 years unexpired).

### Accommodation

Ground Floor  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

### Exterior

The property benefits from a private patio and communal gardens.





LOT 110

Rear of 2 Wood End Lane, Northolt,  
Middlesex UB5 4JL

\*Guide Price  
£20,000-£40,000

**A Vacant Single Storey Outbuilding Currently Arranged as a Studio Flat**

**Tenure**

Freehold

**Description**

The property comprises a single storey outbuilding currently arranged as a studio flat.

**Planning**

The following planning application has been submitted to Ealing Council (ref: 253688FUL) on 29th September 2025 : 'Construction of a dwellinghouse with roofspace accommodation (following demolition of existing garage).' A decision for this application is pending. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned application. Buyers must rely on their own enquiries with regard to any development potential, permissions required and previous planning history in respect of this site.

**Location**

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

**Accommodation**

**Ground Floor**

Studio Flat

**Proposed Accommodation**

**Ground Floor**

Reception Room with Open-Plan Kitchen  
WC

**First Floor**

Bedroom with En-Suite

**Exterior**

The property benefits from a private garden.

**Note**

The property benefits from private access via Ribblesdale Avenue.



LOT 110A

11 Lingwood, Bracknell,  
Berkshire RG12 7PW

\*Guide Price  
£185,000+

**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 South Hill Park are within easy reach. Transport links are provided by Bracknell rail station.

**Description**

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

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom  
Separate WC

**Exterior**

The property benefits from a rear garden.

**EPC Rating B**



LOT 111

**12 Westbury Road, Swindon,  
Wiltshire SN2 5DA****\*Guide Price  
£100,000+****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 Seven Fields are within easy reach. Transport links are provided by Swindon 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 and repairs.

**Accommodation****Ground Floor**

Reception Room with Open-Plan Kitchen

**First Floor**

Three Bedroom  
Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating C****Next auction: 10th & 11th December 2025**

We're now taking entries  
for this auction.

If you are thinking of selling at auction, one of our Auction valuers will be happy to offer you a free market appraisal and advice.

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

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





LOT **112** | 25 King Street, Margate,  
Kent CT9 1DD

\*Guide Price  
**£275,000+**



**A Vacant Eight Bedroom Grade II Listed Semi-Detached (Ex-HMO) Offered With Planning Permission for Conversion into 1 x One Bedroom Flat and 1 x 2 Bedroom Flat.**

**Tenure**  
Freehold

**Location**  
The property is situated in the desirable Old Town close to local shops and amenities. The open spaces of Dane Park and Margate Beach are within easy reach. Transport links are provided by Margate rail station.

**Description**  
The property comprises a Grade II Listed eight bedroom semi-detached previously used as HMO arranged over lower ground, ground and two upper floors.

**EPC Rating G**

**Accommodation**  
**Lower Ground Floor**  
Basement  
**Ground Floor**  
Four Letting Rooms with Kitchenettes  
**First Floor**  
Two Letting Rooms with Kitchenettes  
Two Bathrooms  
Two Separate WCs  
Laundry Room  
**Second Floor**  
Two Letting Rooms with Kitchenettes  
**Exterior**  
The property benefits from a rear yard

**Tenancy**  
The Property was previously used as HMO producing approximately £30,000 per annum when fully let.

**Planning**  
Thanet District Council granted the following planning permission (ref: F/TH/24/1461) on 6th August 2025:  
'Change of Use of 8 bed HMO building to 1 x 2 bed flat and 1 x 1 bed flat'

**Note**  
The vendor advises that there may be potential to convert the property back to its original state as a large family home (subject to obtaining all consents).

LOT 113

**52 Mildenhall Road, Littleport,  
Cambridgeshire CB7 4SY****\*Guide Price  
£50,000+****A Vacant Three Room Bungalow in Shell Condition. 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 Rosewell Pits Nature Reserve are within easy reach. Transport links are provided by Littleport rail station.

**Description**

The property comprises a three room bungalow in shell condition arranged over the ground floor. The property requires a program of refurbishment.

**Note**

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

**Tenure**

Freehold

**Accommodation****Ground Floor**

Three Rooms - Not Inspected

**Planning**

East Cambridgeshire Borough Council previously granted the following planning permission (ref: 22/00891/FUL) on 27th September 2022 : 'Demolition of 2 derelict bungalows and construction of 2 replacement 1 1/2 storey dwellings with the same building footprint'. Planning has now lapsed.



LOT 114

**53 Mildenhall Road, Littleport,  
Cambridgeshire CB7 4SY****\*Guide Price  
£50,000+****A Vacant Three Room Bungalow in Shell Condition. 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 Rosewell Pits Nature Reserve are within easy reach. Transport links are provided by Littleport rail station.

**Description**

The property comprises a three room bungalow in shell condition arranged over the ground floor. The property requires a program of refurbishment.

**Note**

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

**Tenure**

Freehold

**Accommodation****Ground Floor**

Three Rooms - Not Inspected

**Planning**

East Cambridgeshire Borough Council previously granted the following planning permission (ref: 22/00891/FUL) on 27th September 2022 : 'Demolition of 2 derelict bungalows and construction of 2 replacement 1 1/2 storey dwellings with the same building footprint'. Planning has now lapsed.





## LOT 115 | Land on the East Side of, 52 Mildenhall Road, Littleport, Cambridgeshire CB7 4SY

\*Guide Price  
**£1,000+**

### A Plot of Land Measuring Approximately 502 sq m (5,403 sq ft)

#### Tenure

Freehold

#### Location

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

#### Description

The lot comprises a plot of land measuring approximately 502 sq m (5,403 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 116 | 34 Spring Street, Paddington, London W2 1JA

\*Guide Price  
**£500,000+**

### A Well Located Commercial Investment Trading as a Restaurant Subject to a Lease Producing £55,000 Per Annum (Rising to £60,000 in 2026)

#### Tenure

Leasehold. The property is held on a 97 year lease from 24th June 1976 (thus approximately 47 years unexpired).

#### Location

The property is situated in the highly sought after area of Paddington close to local shops and amenities. The open spaces of Hyde Park are within easy reach. Transport links are provided by Paddington underground (Bakerloo, Circle and Elizabeth lines) and rail stations.

#### EPC Rating B

#### Description

The property comprises a lower ground and ground floor commercial unit operating as a restaurant (Class E) situated within a terraced building arranged over lower ground, ground and five upper floors.

#### Accommodation

Lower Ground and Ground Floor Restaurant Area

#### Tenancy

The property is subject to an FRI lease for a term of 20 years commencing January 2025 at a rent of £55,000 per annum (rising to £60,000 in January 2026).



LOT 117

**Flat 2 Spring Apartments, 40 Nightingale Lane, Hornsey, London N8 7QU****\*Guide Price  
£230,000+****A Vacant Ground Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 125 year lease from 1st February 2015 (thus approximately **114 years unexpired**).

**Location**

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

**Accommodation****Ground Floor**

Reception Room with Open-Plan Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a private balcony and communal gardens.

**Note**

The property comes fully furnished.

**EPC Rating C**

LOT 117A

**12,14 and 16 Rose Hill, Sutton, Surrey SM1 3EU****\*Guide Price  
£140,000+****A Mid Terrace Building Arranged to Provide a Vacant Ground Floor Shop, a Vacant Basement Studio Flat to the Rear and Two Flats on the Upper Floors (Both Flats Sold Off)****Location**

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

**Description**

The property comprises a mid terrace building arranged to provide a ground floor shop, a basement studio flat to the rear and two flats on the upper floors (both flats sold off).

**Tenancy**

Each of the two flats on the upper floors are sold off on 999 year leases from 1973.

**Tenure**

Freehold

**Accommodation****Ground Floor**

Retail Unit

**First and Second Floors**

Two Flats (Not Inspected)

**Rear Basement Flat**

Studio Room

Kitchen

Bathroom





LOT 118

**Flat 23 Springfield Court, Forsythia Close, Ilford,  
Essex IG1 2BN**

\*Guide Price  
**£145,000+**

**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 arranged over ground and two upper floors. The property requires a program of refurbishment and repairs.

**Accommodation**

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

**Exterior**

The property benefits from communal gardens and allocated parking.

**EPC Rating C**



LOT 119

**56 Phoenix Place, Dartford,  
Kent DA1 2XA**

\*Guide Price  
**£85,000+**

**A Vacant Fourth Floor One Bedroom Flat**

**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 Dartford rail station.

**Description**

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

**Tenure**

Leasehold. The property is held on a 99 year lease from 9th April 1973 (thus approximately **46 years unexpired**).

**Accommodation**

**Fourth Floor**  
Reception Room/Kitchen  
Bedroom  
Bathroom

**EPC Rating C**



LOT 120

By Order of the LPA Receivers

**Flat 3214, 1 Pan Peninsula Square, Canary Wharf,  
London E14 9HL**\*Guide Price  
**£450,000+****A Vacant Thirty Second Floor Two Bedroom Flat****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Mudchute Park and Farm are within easy reach. Transport links are provided by Canary Wharf underground station (Jubilee line) and South Quay DLR station.

**Description**

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

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

Leasehold. The property is held on a 999 year lease from 1st January 2007 (thus approximately **980 years unexpired**).

**Accommodation**

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

**Exterior**

The property benefits from numerous exclusive amenities such as; 24-hour concierge, gym and spa, a private cinema and a sky lounge and bar.



LOT 121

**Flat 69 Foster House, Maxwell Road, Borehamwood,  
Hertfordshire WD6 1FS**\*Guide Price  
**£205,000+****A Third Floor One Bedroom Flat Offered With Vacant Possession****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Aberford Park are within easy reach. Transport links are provided by Stanmore underground station (Jubilee line) and Elstree & Borehamwood rail station.

**Exterior**

The property benefits from a private south facing balcony and an allocated parking space.

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

Long Leasehold. The property is held on a 999 year lease from 1st January 2008 (thus approximately **982 years unexpired**).

**Description**

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

**Accommodation**

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





# LOT 122

## Flat 21 Fontenelle, Sceaux Gardens, Camberwell, London SE5 7DT

\*Guide Price  
**£270,000+**

**A Third and Fourth Floor Three Bedroom Split Level Flat. Subject to an Assured Shorthold Tenancy Producing £33,600 Per Annum**

### Tenure

Leasehold. The property is held on a 125 year lease from 14th November 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 Brunswick Park are within easy reach. Transport links are provided by Peckham Rye rail station.

### Description

The property comprises a third and fourth floor three bedroom split level flat situated within a purpose built building arranged over ground and ten upper floors.

### Note

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

### Accommodation

#### Third Floor

Reception Room  
Dining Room  
Kitchen

#### Fourth Floor

Three Bedrooms  
Bathroom  
Separate WC

### Tenancy

The property is subject to an lease for a term of 5 years at a rent of £2,800 per calendar month. Please refer to the legal pack for more information.

### EPC Rating D



# LOT 123

## Flat 81 Moreton Tower, Lexden Road, Acton, London W3 9NQ

\*Guide Price  
**£175,000+**

**A Vacant Eighteenth Floor Three Bedroom Flat**

### Tenure

Leasehold. The property is held on a 130 year lease from 1st January 1981 (thus approximately **85 years unexpired**).

### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Springfield Gardens are within easy reach. Transport links are provided Acton Mail Line Station (Elizabeth Line) and West Acton Tube Station.

### Note

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

### Description

The property comprises an eighteenth floor three bedroom flat situated within a purpose built block. The property requires a program of refurbishment and repairs.

### Accommodation

#### Eighteenth Floor

Reception Room  
Three Bedrooms  
Kitchen  
Bathroom  
W/C

### EPC Rating B



LOT 124

**Land Adjacent to 171 Battle Road, St. Leonards-on-Sea,  
East Sussex TN37 7AJ****\*Guide Price  
£25,000-£50,000****A Plot of Land Measuring Approximately 144 sq m (1,550 sq ft).  
Potential for Development (Subject to Obtaining all Relevant  
Consents)****Description**

The lot comprises a plot of land measuring approximately 144 sq m (1,550 sq ft).

**Exterior**

The site benefits from right of way access via Hollington Old Lane. Please refer to the site plan in the legal pack for further information.

**Planning**

Plans have been drawn up for the erection of a detached residential dwelling. 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.

**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 St Leonards Warrior Square rail station.

**Note**

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



LOT 125

**171 Battle Road, St. Leonards-on-Sea,  
East Sussex TN37 7AJ****\*Guide Price  
£150,000+****A Vacant Detached Building Arranged to Provide a Lower  
Ground and Ground Floor Retail Unit and a First Floor Two  
Bedroom Flat. Potential for Development (Subject to Obtaining  
all Relevant Consents)****Tenure**

Freehold

**Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Church Wood Nature Reserve are within easy reach. Transport links are provided by West St Leonards rail station.

**Description**

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

**Note**

The property benefits from right of way access at the rear via Hollington Old Lane. Please refer to the site plan in the legal pack for further information.

**Accommodation**

Lower Ground and Ground Floor  
Retail Shop

Total G.I.A Approximately 63 sq m

**First Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

G.I.A Approximately 55 sq m

**EPC Rating**

Shop - B  
Flat - E





LOT 126

**Flat 41 Marian Court, Robin Hood Lane, Sutton,  
Surrey SM1 2SB**

\*Guide Price  
**£180,000+**

**A Second Floor Two Bedroom Flat Subject to an Assured  
Shorthold Tenancy Producing £15,300 Per Annum**

**Tenure**

Leasehold. The property is held on a 999 year lease from 24th June 1961 (thus approximately **935 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 West Sutton rail station.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,275 per calendar month.

**Description**

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

**Accommodation**

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

**EPC Rating D**



LOT 127

**24 Lowerhouse Lane, Burnley,  
Lancashire BB12 6HU**

\*Guide Price  
**£80,000+**

**A Two Bedroom Mid Terrace House Subject to an Assured  
Shorthold Tenancy Producing £7,140 Per Annum**

**Location**

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

**Description**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 22nd May 2023 at a rent of £595 per calendar month (holding over).

**Tenure**

Leasehold. The property is held on a 999 year lease from 1st November 1896 (thus approximately **870 years unexpired**).

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating D**



# LOT 128

## 38 St. Cuthbert Street, Burnley, Lancashire BB10 1UD

\*Guide Price  
**£75,000+**

### A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £6,900 Per Annum

#### Location

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

#### Description

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

#### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months commencing 28th November 2020 at a rent of £575 per calendar month (holding over).

#### EPC Rating D

#### Tenure

Freehold

#### Accommodation

**Ground Floor**  
Reception Room  
Dining Room  
Kitchen

#### First Floor

Three Bedrooms  
Shower Room

#### Exterior

The property benefits from rear yard.



# LOT 129

## 119A Courtlands Drive, Watford, Hertfordshire WD17 4HZ

\*Guide Price  
**£75,000-£150,000**

### A Vacant First Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 99 year lease from 1st January 1988 (thus approximately **61 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 Goodwood Recreation Ground are within easy reach. Transport links are provided by Watford Junction overground station and Watford North rail station.

#### Description

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

#### Accommodation

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

#### Exterior

The property benefits from a private balcony.

#### EPC Rating D





# LOT 130

## 10A Quarry Hill Parade, Tonbridge, Kent TN9 2HR

\*Guide Price  
**£25,000+**

### A Vacant First Floor One Bedroom Flat

#### Tenure

Leasehold. The property is held on a 99 year lease from 29th September 1934 (thus approximately **7 years unexpired**).

#### Location

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

**EPC Rating D**

#### Description

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

#### Accommodation

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom



# LOT 131

## 157 Moffat Road, Thornton Heath, Surrey CR7 8PZ

\*Guide Price  
**£70,000-£140,000**

### A Vacant Lower Ground Floor Three Room 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 three room flat situated within an end of terrace building arranged over lower ground, raised ground and first floors.

**EPC Rating C**

#### Tenure

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

**Lower Ground Floor**

Kitchen  
Three Rooms  
Bathroom

#### Exterior

The property benefits from a private rear garden.



# LOT 132

## 10 Maison Dieu Place, Dover, Kent CT16 1DX

\*Guide Price  
**£110,000+**

### 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 Pencester Gardens Park are within easy reach. Transport links are provided by Kearsney rail station.

#### Description

The property comprises a four bedroom mid terrace house arranged over ground and two upper floors. The property requires a program of refurbishment and repairs.

**EPC Rating G**

#### Accommodation

##### Ground Floor

Reception Room  
Kitchen/Diner  
Utility Room  
WC

##### First Floor

Two Bedrooms

##### Second Floor

Two Bedrooms  
Storage Room

#### Exterior

The property benefits from a rear garden.



# LOT 133

## First and Second Floor Flat, 158 Crockhamwell Road, Woodley, Wokingham, Berkshire RG5 3JH

\*Guide Price  
**£130,000+**

### A First and Second Floor Two Bedroom Split Level Flat. Offered with Vacant Possession

#### Tenure

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

#### Location

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

#### Note

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

#### Description

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

#### Accommodation

##### First and Second Floor

Two Bedroom Flat (Not Inspected)

**EPC Rating E**





# LOT 134

## 144 Peerless Drive, Harefield, Uxbridge, Middlesex UB9 6JQ

\*Guide Price  
**£155,000+**

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

#### Tenure

Leasehold. The property is held on a 99 year lease from 1st January 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 Denham Quarry Woodlands are within easy reach. Transport links are provided by Denham rail station.

#### Description

The property comprises a first and second floor two bedroom split level flat situated within a mid terrace block. The property requires a program of refurbishment.

**EPC Rating C**

#### Accommodation

##### First Floor

Reception Room  
Kitchen  
Bathroom

##### Second Floor

Two Bedrooms

#### Exterior

The property benefits from an allocated parking space a rear garden.

#### On the Instructions of



# LOT 135

## 16 Poulton Road, Fleetwood, Lancashire FY7 6TE

\*Guide Price  
**£20,000-£60,000**

### A Vacant Three Bedroom Mid Terrace House

#### Tenure

Leasehold. The property is held on a 999 year lease from 24th November 1888 (thus approximately **862 years unexpired**).

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Fleetwood Beach are within easy reach. Transport links are provided by Lindel Road 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

##### First Floor

Three Bedrooms  
Bathroom

#### Exterior

The property benefits from a front and rear yard.

**EPC Rating G**



## LOT 136 | 53-55 St. Catherine Street, Ventnor, Isle Of Wight PO38 1HG

\*Guide Price  
**£65,000+**

**A Vacant Two Bedroom Detached House Situated on a Plot of Land Measuring Approximately 271 sq m (2,917 sq ft). Offered with Planning Permission to Demolish the Existing Building and Erect 2 x Two Bedroom Semi Detached Houses.**

### Tenure

Leasehold. The property is held on a 999 year lease from 25th December 1910 (thus approximately **884 years unexpired**).

### Location

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

### Planning

Isle of Wight Council granted the following planning permission (ref: 24/00497/FUL) on 21st May 2024: 'Demolition of existing dwelling (no.55), construction of a pair of semi-detached houses'.

### Accommodation

**Ground Floor**  
Reception Room  
Kitchen/Diner  
Storage Room  
WC

### First Floor

Two Bedrooms  
Bathroom

### Proposed Accommodation

**Each house will consist of**  
**Ground Floor**

Reception Room  
Kitchen  
WC

### First Floor

Two Bedrooms  
Bathroom

### Exterior

The property benefits from both front and rear gardens.



## LOT 137 | Flat 22 City Gate House, 399-425 Eastern Avenue, Ilford, Essex IG2 6LQ

\*Guide Price  
**£230,000+**

**A Third Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £19,200 Per Annum**

### Tenure

Leasehold. The property is held on a 125 year lease from 24th December 2006 (thus approximately **106 years unexpired**).

### Location

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

### EPC Rating B

### Description

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

### Accommodation

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

### Tenancy

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





LOT 138

34 Clyffe Pypard, Swindon,  
Wiltshire SN4 7PY

\*Guide Price  
**£130,000+**

**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 Barbury Castle Country Park are within easy reach. Transport links are provided by Swindon rail station.

**Description**

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

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Bathroom

**First Floor**

Three Bedrooms

**Exterior**

The property benefits from a rear garden.

**EPC Rating E**



LOT 139

6 Old Bakery, Parsonage Chase, Minster on Sea,  
Sheerness, Kent ME12 3JT

\*Guide Price  
**£110,000+**

**A Vacant Two Bedroom Mid Terrace Bungalow**

**Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Bathroom  
Bedroom

**First Floor**

Bedroom

**EPC Rating E**



LOT 140

5 Week Completion Available  
**5 Rover Avenue, Jaywick,  
 Essex C015 2LP**

\*Guide Price  
**£45,000+**

**A Vacant One Bedroom Detached Bungalow Situated on a Plot of Land Measuring Approximately 212 sq m (2,287 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)**

**Tenure**  
 Freehold

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

**Description**  
 The property comprises a one bedroom detached bungalow arranged over the ground floor situated on a plot of land measuring approximately 212 sq m (2,287 sq ft).

**EPC Rating** E

**Accommodation**  
**Ground Floor**  
 Reception Room  
 Kitchen  
 Bedroom with En-Suite Bathroom  
**Exterior**  
 The property benefits from both front and rear gardens.



LOT 141

**Land at The Old Dairy, Stoke Lane, Patchway, Bristol,  
 Avon BS34 6DU**

\*Guide Price  
**£20,000+**

**A Plot of Land Measuring Approximately 494 sq m (5,315 sq ft), Offered With Planning Permission to Erect a Two Bedroom Residential Dwelling.**

**Tenure**  
 Freehold

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

**Planning**  
 South Gloucestershire Borough Council granted the following planning permission (ref: P23/01742/F) on 25th August 2023 : 'Erection of two storey extension to form 1no. residential dwelling with access and associated works (Resubmission of permission P19/16541/F)'.

**Description**  
 The lot comprises a plot of land measuring approximately 494 sq m (5,315 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 142

## 9 Dereham Road, Litcham, King's Lynn, Norfolk PE32 2NU

\*Guide Price  
**£75,000+**

### A Vacant Four Room Mid Terrace House

**Tenure**  
Freehold

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

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

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

**First Floor**  
Three Rooms

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

**EPC Rating** G



# LOT 143

## 6 Week Completion Available or Earlier if Required 143 Franklin Way, Croydon, Surrey CR0 4UX

\*Guide Price  
**£80,000-£160,000**

### A Vacant First Floor One Bedroom Flat

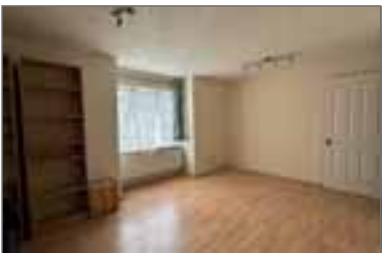
**Tenure**  
Leasehold. The property is held on a 125 year lease from 1st January 1992 (thus approximately **91 years unexpired**).

**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 144

By Order of the LPA Receivers  
**2-3 Westminster Road, Wareham,  
 Dorset BH20 4SW**

\*Guide Price  
**£800,000+**

**A Substantial Vacant Detached Warehouse and Office Building  
 Measuring Approximately 19,000 sq ft**

**Tenure**

Freehold

**Location**

The property is situated on a mixed-use road close to local shops and amenities. The open spaces of Northmoor Park are within easy reach. Transport links are provided by Wareham railway (South Western Railway line).

**Description**

The property comprises a detached warehouse and office building measuring approximately 19,000 sq ft. The property requires a program of refurbishment.

**EPC Rating D**

**Accommodation**

**Ground Floor**

Warehouse  
 Offices  
 Mens WC  
 Ladies WC

**First Floor**

Offices

**Exterior**

The property benefits from off-street parking for multiple vehicles.



LOT 145

**Flat 7 Elizabeth House, Keele Close, Watford,  
 Hertfordshire WD24 4RB**

\*Guide Price  
**£300,000+**

**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 Radlett Road Playing Fields are within easy reach. Transport links are provided by Watford Junction overground station and rail station (5 minute walk).

**Description**

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

**EPC Rating D**

**Tenure**

Leasehold. The property is held on a 125 year lease from 1st April 1994 (thus approximately **93 years unexpired**).

**Accommodation**

**Ground Floor**

Reception Room  
 Kitchen  
 Two Bedrooms  
 Bathroom

**Exterior**

The property benefits from allocated parking.





## LOT 146 | 2 Harold Road, Sutton, Surrey SM1 4HZ

\*Guide Price  
**£235,000+**

### 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 Benhill Recreation Ground are within easy reach. Transport links are provided by Carshalton 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 and repairs.

**Accommodation**

**Ground Floor**

Reception Room

Kitchen

**First Floor**

Two Bedrooms

Bathroom

**Exterior**

The property benefits from an outdoor WC and a rear garden.

**EPC Rating F**



## LOT 147 | Flat 3, 1 Nevill Terrace, Tunbridge Wells, Kent TN2 5QY

\*Guide Price  
**£100,000+**

### A Vacant Second Floor Two Bedroom Flat

**Tenure**

Leasehold. The property is held on a 189 year lease from 16th July 1982 (thus approximately **145 years unexpired**).

**Location**

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

**EPC Rating D**

**Description**

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

**Accommodation**

**Second Floor**

Reception Room with Open-Plan

Kitchen

Two Bedrooms

Bathroom

Separate WC



LOT 148

**70A St. James Road, Watford,  
Hertfordshire WD18 0DX****\*Guide Price  
£75,000-£150,000****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.

**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

**Exterior**

The property benefits from a private rear garden.



LOT 149

**64 Clare Road, Sutton-in-Ashfield,  
Nottinghamshire NG17 5BB****\*Guide Price  
£15,000+****A Vacant First Floor One Bedroom Flat****Tenure**

Leasehold. The property is held on a 999 year lease from 1st February 2008 (thus approximately **981 years unexpired**).

**Location**

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

**Description**

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

**Accommodation****First Floor**

Reception Room with Open-Plan  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from communal gardens and off street parking.

**EPC Rating D**



LOT 150

**Flat 3, 1 James Street, Stoke-on-Trent,  
Staffordshire ST4 5HB**

\*Guide Price  
**£45,000-£65,000**

**A Vacant First Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 999 year lease from 1st January 2006 (thus approximately **999 years unexpired**).

**Location**

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

**Note**

The vendor has advised the property has been previously let at £9,540 per annum (reflecting a gross initial yield of 15%).

**Description**

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

**Accommodation**

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

**Exterior**

The property benefits from allocated parking.

**EPC Rating B**



LOT 151

**Flat 2 Chandos Parade, Buckingham Road, Edgware,  
Middlesex HA8 6DX**

\*Guide Price  
**£200,000+**

**A Ground Floor One Bedroom Flat Subject to an Assured  
Shorthold Tenancy Producing £17,400 Per Annum**

**Tenure**

Leasehold. The property is held on a 125 year lease from 25th December 2010 (thus approximately **111 years unexpired**).

**Location**

The property is situated in the North West London area of Edgware close to local shops and amenities. The open spaces of Chandos Recreation Ground are within close proximity. Transport links are provided by Cannons Park underground station (Jubilee line) only 0.4 miles away.

**Description**

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

**Note**

An employee of Auction House London has an interest in this property.

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

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

**Tenancy**

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

**EPC Rating C**



LOT 152

Flat 4B Arlington House, All Saints Avenue, Margate,  
Kent CT9 1XP\*Guide Price  
**£25,000-£50,000****A Vacant Fourth Floor Two Bedroom Flat****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 arranged over ground and seventeen upper floors. The property benefits from a lift.

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

Leasehold. The property is held on a 114 year lease from 25th July 1979 (thus approximately **50 years unexpired**).

**Accommodation****Fourth Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from residents parking.



LOT 153

3 Cross Street, Skegness,  
Lincolnshire PE25 3RH\*Guide Price  
**£40,000+****A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £9,000 Per Annum****Tenure**

Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of War Memorial Playing Fields Park are within easy reach. Transport links are provided by Skegness 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 and repairs.

**Note**

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

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

Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.

**Tenancy**

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





LOT 154

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

\*Guide Price  
**£45,000-£90,000**

### 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



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**Auction  
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Lots 155 - 242

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LOT 155

By Order of the Executors  
3 Courtlands Close, Goring-by-Sea, Worthing,  
West Sussex BN12 4BT

\*Guide Price  
£285,000+

**A Vacant Two Bedroom Detached Bungalow**

**Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Conservatory  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.

**EPC Rating E**



LOT 156

By Order of the Executors  
16 Newport Street, Oldham,  
Lancashire OL8 4AJ

\*Guide Price  
£70,000+

**A Vacant Five Room Mid Terrace House**

**Tenure**

Long Leasehold. The property is held on a 995 year lease from 10th June 1899 (thus approximately 869 years unexpired).

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**

Two Rooms  
Kitchen

**First Floor**

Three Rooms  
Bathroom

**Exterior**

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

**EPC Rating**



LOT 157

By Order of the Executors  
**4 The Glade, Bognor Regis,  
 West Sussex PO21 4SD**

\*Guide Price  
**£250,000+**

**A Vacant Three Bedroom Detached Chalet Bungalow. 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 Pagham Nature Reserve and Pagham Beach are within easy reach. Transport links are provided by Bognor Regis rail station.

**Description**

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

**EPC Rating F**

**Accommodation**

**Ground Floor**

Reception Room  
 Kitchen  
 Bedroom  
 Bathroom  
 Separate WC

**First Floor**

Two Bedrooms

**Exterior**

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



LOT 158

By Order of the Executors  
**23 St. Faiths Street, Lincoln,  
 Lincolnshire LN1 1QJ**

\*Guide Price  
**£75,000+**

**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 West Common are within easy reach. Transport links are provided by Lincoln 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  
 Bathroom

**First Floor**

Two Bedrooms

**Exterior**

The property benefits from a rear garden and a garage.

**EPC Rating D**





# LOT 159

By Order of the Executors  
50 Burton Road, Lincoln,  
Lincolnshire LN1 3LB

\*Guide Price  
**£75,000+**

## 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 West Common are within easy reach. Transport links are provided by Lincoln 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

**First Floor**  
Two Bedrooms  
Bathroom

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



# LOT 160

By Order of the Executors  
27 High Street, Baldock,  
Hertfordshire SG7 6BE

\*Guide Price  
**£275,000+**

## A Vacant Three Bedroom Link-Detached House

**Tenure**  
Freehold

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

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

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

**First Floor**  
Three Bedrooms  
Bathroom

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



LOT 161

By Order of the Executors  
**Willow Trees, Bilsington, Ashford,  
 Kent TN25 7JY**

\*Guide Price  
**£175,000+**

**A Vacant Grade II Listed Three Bedroom Detached House  
 Situated on a Plot of Land Measuring Approximately 0.10 Acres  
 (0.04 hectares)**

**Tenure**  
 Freehold

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

**Description**  
 The property comprises a Grade II Listed three bedroom detached house arranged over ground and first floors situated on a plot on land measuring approximately 0.10 acres (0.04 hectares). The property requires a program of refurbishment.

**EPC Rating F**

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

**First Floor**  
 Three Bedrooms

**Second Floor**  
 Loft

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



LOT 162

By Order of the Executors  
**5 West Street, Todmorden,  
 Lancashire OL14 5HY**

\*Guide Price  
**£70,000+**

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

**Tenure**  
 Long Leasehold. The property is held on a 990 year lease from 30th June 1862 (thus approximately **827 years unexpired**).

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

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

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

**First Floor**  
 Bedroom  
 Bathroom

**Second Floor**  
 Bedroom

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

**EPC Rating D**





# LOT 163

By Order of the Executors  
78 Bradmore Way, Coulsdon,  
Surrey CR5 1PB

\*Guide Price  
**£350,000+**

**A Vacant Two Bedroom Detached Chalet Bungalow. 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 Grange Park are within easy reach. Transport links are provided by Coulsdon South rail station.

**Description**  
The property comprises a two bedroom detached chalet bungalow arranged over ground and first floors. The property requires a program of refurbishment.

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

**First Floor**  
Bedroom

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



# LOT 164

By Order of the Executors  
62 Moor Lane, Martin, Lincoln,  
Lincolnshire LN4 3RB

\*Guide Price  
**£100,000+**

**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 Martin Park are within easy reach. Transport links are provided by Metherringham rail station.

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

**Accommodation**  
**Ground Floor**  
Reception Room  
Kitchen  
Three Bedrooms  
Bathroom  
Separate WC

**Exterior**  
The property benefits from both front and rear gardens, a detached garage, multiple outbuildings and off street parking.

**EPC Rating F**



LOT **165****Plot 1 Land at Langford Road, Maldon,  
Essex CM9 4SR**\*Guide Price  
**£20,000+****A Plot of Land Measuring Approximately 2.5 Acres / 10,049 sq m  
(108,167 sq ft)****Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 2.5 Acres / 10,049 sq m (108,167 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. 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 2 Land at Langford Road, Maldon,  
Essex CM9 4SR**\*Guide Price  
**£20,000+****A Plot of Land Measuring Approximately 1.3 Acres / 5,350 sq m  
(57,592 sq ft)****Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 1.3 Acres / 5,350 sq m (57,592 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. If the site has trees, there may be Tree Preservation Orders in place. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site.





## LOT 167 | Land at Roxburgh Close, Camberley, Surrey GU15 1AS

\*Guide Price  
**£10,000+**

**A Plot of Land Measuring Approximately 1.6 Acres / 6,485 sq m (69,799 sq ft)**

**Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 1.6 Acres / 6,485 sq m (69,799 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 | Land Adjacent to 23 Aylesbury Drive, Great Notley, Braintree, Essex CM77 7AW

\*Guide Price  
**£15,000+**

**A Plot of Land Measuring Approximately 0.05 Acres / 220 sq m (2,371 sq ft)**

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 0.05 Acres / 220 sq m (2,371 sq ft).

Plans have been drawn up for the erection of a dwelling. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site

**Tenure**

Freehold

**Note**

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



## LOT 169 | Land at Brackendale, Billericay, Essex CM11 1EX

\*Guide Price  
**£20,000+**

**A Plot of Land Measuring Approximately 0.2 Acres / 900 sq m (9,694 sq ft)**

### Location

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

### Description

The lot comprises a plot of land measuring approximately 0.2 Acres / 900 sq m (9,694 sq ft).

Plans have been drawn up for the erection of a dwelling. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

### Tenure

Freehold

### Note

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



## LOT 170 | Land Adjacent to 13 Fitzroy Close, Southampton, Hampshire SO16 7LW

\*Guide Price  
**£15,000+**

**A Plot of Land Measuring Approximately 0.1 Acres / 426 sq m (4,587 sq ft)**

### Location

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

### Description

The lot comprises a plot of land measuring approximately 0.1 Acres / 426 sq m (4,587 sq ft).

Plans have been drawn up for the erection of a dwelling. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

### Tenure

Freehold

### Note

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





# LOT 171

## Land at Ramerick Gardens, Arlesey, Bedfordshire SG15 6XZ

\*Guide Price  
**£1,000+**

**Land and Roadways Measuring Approximately 0.75 Acres / 3,035 sq m / 32,668 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 Mushroom Park are within easy reach. Transport links are provided by Arlesey rail station.

**Description**  
The lot comprises land and roadways measuring approximately 0.75 Acres / 3,035 sq m / 32,668 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 Land Abutting Trenoweth Road, Falmouth, Cornwall TR11 5GH

\*Guide Price  
**£1,000+**

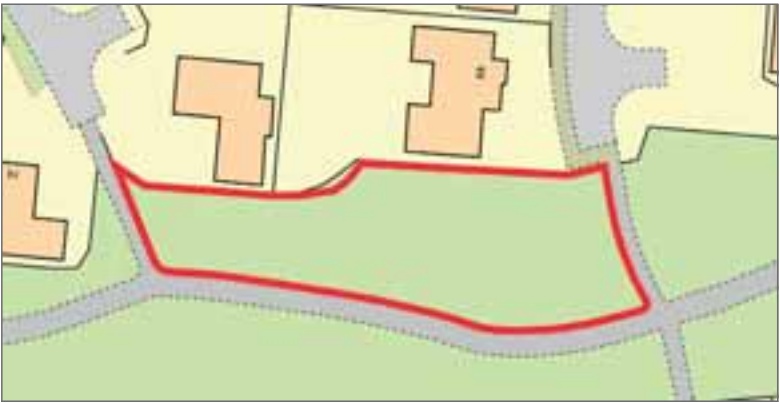
**A Plot of Land Measuring Approximately 0.19 Acres / 769 sq m / 8,277 sq ft**

**Tenure**  
Freehold

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

**Description**  
The lot comprises a plot of land measuring approximately 0.19 Acres / 769 sq m / 8,277 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

**Plot 1, Part of Land Abutting The Ridings, Cliftonville, Margate, Kent CT9 3EP****\*Guide Price  
£1,000+****Land and Roadways Measuring Approximately 1.1 Acres / 4,452 sq m / 47,921 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 Palm Bay Beach are within easy reach. Transport links are provided by Dumpton Park rail station.

**Description**

The lot comprises land and roadways measuring approximately 1.1 Acres / 4,452 sq m / 47,921 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 174

**Part of Land Abutting Century Close, St. Austell, Cornwall PL25 3UY****\*Guide Price  
£1,000+****A Plot of Land Measuring Approximately 0.14 Acres / 567 sq m / 6,103 sq ft****Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 0.14 Acres / 567 sq m / 6,103 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 175

## Plot 2, Part of Land Abutting Knockholt Road, Cliftonville, Margate, Kent CT9 3EP

\*Guide Price  
**£1,000+**

**A Plot of Land Measuring Approximately 0.12 Acres / 486 sq m / 5,231 sq ft**

**Tenure**  
Freehold

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

**Description**  
The land comprises a plot of land measuring approximately 0.12 Acres / 486 sq m / 5,231 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 176

## Part of Land Abutting Dewfalls Drive, Bradley Stoke, Bristol, Avon BS32 9BT

\*Guide Price  
**£1,000+**

**A Plot of Land Measuring Approximately 0.11 Acres / 445 sq m / 4,790 sq ft**

**Tenure**  
Freehold

**Location**  
The land is situated on a residential road close to local shops and amenities. The open spaces of Three Brooks Local Nature Reserve are within easy reach. Transport links are provided by Bristol Parkway rail station.

**Description**  
The lot comprises a plot of land measuring approximately 0.11 Acres / 445 sq m / 4,790 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 177

**Plot 1, Part of Land Abutting Vincent Avenue, Gloucester, Gloucestershire GL4 0SF****\*Guide Price  
£1,000+****A Plot of Land Measuring Approximately 0.43 Acres / 1,740 sq m / 18,729 sq ft****Tenure**  
Freehold**Location**  
The land is situated on a residential road close to local shops and amenities. The open spaces of Kingsway Manor Farm Park are within easy reach. Transport links are provided by Gloucester rail station.**Description**  
The lot comprises a plot of land measuring approximately 0.43 Acres / 1,740 sq m / 18,729 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 178

**Plot 2, Part of Land Abutting Denham Close, Gloucester, Gloucestershire GL4 0SF****\*Guide Price  
£1,000+****A Plot of Land Measuring Approximately 0.06 Acres / 243 sq m / 2,616 sq ft****Tenure**  
Freehold**Location**  
The land is situated on a residential road close to local shops and amenities. The open spaces of Kingsway Manor Farm Park are within easy reach. Transport links are provided by Gloucester rail station.**Description**  
The lot comprises a plot of land measuring approximately 0.06 Acres / 243 sq m / 2,616 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 179

## Plot 1, Part of Land Abutting Springbank Road, Cheltenham, Gloucestershire GL51 0NA

\*Guide Price  
**£1,000+**

**A Plot of Land Measuring Approximately 0.11 Acres / 445 sq m / 4,790 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 V Playing Field are within easy reach. Transport links are provided by Cheltenham Spa rail station.

**Description**  
The lot comprises a plot of land measuring approximately 0.11 Acres / 445 sq m / 4,790 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 180

## Plot 2, Part of Land Abutting Dunster Road, Cheltenham, Gloucestershire GL51 0NA

\*Guide Price  
**£1,000+**

**A Plot of Land Measuring Approximately 0.09 Acres / 364 sq m / 3,918 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 V Playing Field are within easy reach. Transport links are provided by Cheltenham Spa rail station.

**Description**  
The lot comprises a plot of land measuring approximately 0.09 Acres / 364 sq m / 3,918 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 181

**Land On The West Side Of Winchester Road, Andover, Hampshire SP10 2HS****\*Guide Price  
£1,000+****Land and Roadways Measuring Approximately 0.68 Acres / 2,752 sq m / 29,622 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 Rooksbury Mill Local Nature Reserve are within easy reach. Transport links are provided by Andover rail station.

**Description**

The lot comprises a plot of land measuring approximately 0.68 Acres / 2,752 sq m / 29,622 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 182

**Part of Land on the East Side of South Street, St. Austell, Cornwall PL25 5BN****\*Guide Price  
£1,000+****A Plot of Land Measuring Approximately 0.18 Acres / 728 sq m / 7,836 sq ft****Tenure**

Freehold

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 0.18 Acres / 728 sq m / 7,836 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 183

## 26 Mapleton Road, Hartlepool, Cleveland TS24 8NP

\*Guide Price  
**£23,000+**

### A Vacant Two Bedroom Mid Terrace House

#### Tenure

Freehold

#### Location

The property is situated on a residential road close to local shops and amenities. Numerous green open spaces are within easy reach. Transport links are provided by the A19.

#### Description

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

#### Note

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

#### Accommodation

##### Ground Floor

Reception Room  
Kitchen  
Bathroom

##### First Floor

Two Bedrooms

#### Exterior

The property benefits from a rear yard.

**EPC Rating G**



# LOT 184

## Land at Linkfield, West Molesey, Surrey KT8 1SD

\*Guide Price  
**£1,000+**

### A Plot of Land Measuring Approximately 684 sq m (7,362 sq ft)

#### Tenure

Freehold

#### Location

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

#### Description

The lot comprises a plot of land measuring approximately 684 sq m (7,362 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

## Plot 10, Land Lying on the North Side Grimsdyke Cottages, Old Redding, Stanmore, Harrow HA3 6SF

\*Guide Price  
**£68,000+**

### A Plot of Land Measuring Approximately 2,914 sq m (31,366 sq ft)

#### Tenure

Freehold

#### Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Bentley Priory Open Space are within easy reach. Transport links are provided by Stanmore underground station (Jubilee line) and Hatch End overground station.

#### Description

The lot comprises a plot of land measuring approximately 2,914 sq m (31,366 sq ft).

#### Note

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



LOT 185A

## Flat 10 161 Hither Green Lane, Lewisham, London SE13 6QF

\*Guide Price  
**£70,000+**

### A Ground Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £13,260 Per Annum

#### Tenure

Leasehold. The property is held on a 99 year lease from 10th January 2015 (thus approximately **88 years unexpired**).

#### Description

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

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £225 per week.

#### Location

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

#### Accommodation

**Ground Floor**  
Studio Room  
Bathroom





LOT **186**

**32 Triumph House, Manor House Drive, Coventry,  
West Midlands CV1 2EA**

\*Guide Price  
**£125,000+**

**A Vacant Fifth Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 125 year lease from 1st January 2001 (thus approximately **100 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

**Fifth Floor**

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

**Exterior**

The property benefits from a private balcony and an allocated parking space.

**EPC Rating C**



LOT **187**

**27 Alvis House, Manor House Drive, Coventry,  
West Midlands CV1 2EE**

\*Guide Price  
**£125,000+**

**A Vacant Third Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 125 year lease from 1st January 2001 (thus approximately **101 years unexpired**).

**Location**

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

**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 (One with En-Suite)  
Bathroom

**Exterior**

The property benefits from an allocated parking space

**EPC Rating C**



# LOT 188

## 33 Frederick Street, Seaham, County Durham SR7 7HX

\*Guide Price  
**£23,000+**

### 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 The Slope Beach are within easy reach. Transport links are provided by Seaham rail station.

#### Description

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

#### Note

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

#### Tenure

Leasehold. The property is held on a 999 year lease from 2nd October 1997 (thus approximately **971 years unexpired**).

#### Accommodation

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

#### EPC Rating C



# LOT 188A

## 3 Ivanhoe Road, Birmingham, West Midlands B43 7QU

\*Guide Price  
**£75,000+**

### A Vacant Three Bedroom Semi Detached House

#### Tenure

Leasehold. The property has approximately **30 years unexpired**.

#### Location

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

#### Description

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

#### EPC Rating D

#### Accommodation

**Ground Floor**  
Reception Room  
Kitchen/Diner

#### First Floor

Three Bedrooms  
Bathroom  
Separate WC

#### Exterior

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





LOT 189

Land Opposite 38-60 Prospect Place, Grays, Essex  
RM17 6BY

\*Guide Price  
£30,000-£70,000

**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.

Any future development will have to accommodate three parking spaces for the adjacent houses. Illustrations of a potential scheme are contained within the legal pack (subject to obtaining all necessary consents)



LOT 189A

16 Western Road, Silver End, Witham,  
Essex CM8 3SF

\*Guide Price  
£125,000+

**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 Cressing Dog Park are within easy reach. Transport links are provided by White Notley rail station.

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen/Diner  
WC

**First Floor**  
Three Bedrooms  
Bathroom

**G.I.A Approximately 63 sq m / 678 sq ft**

**Exterior**

The property benefits from a rear garden.



LOT 190

By Order of the LPA Receivers

**Flat 7, 118 Bolingbroke Grove, Wandsworth,  
London SW11 1DA**\*Guide Price  
**£360,000+****A First Floor Two Bedroom Flat****Location**

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

**Description**

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

**Tenure**

Leasehold. The property is held on a 99 year lease from 24th June 1983 (thus approximately **56 years unexpired**).

**Accommodation**

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

**EPC Rating E**

LOT 190A

**Flat 1, 48 Dover Road, Folkestone,  
Kent CT20 1LD**\*Guide Price  
**£35,000-£70,000****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 191

By Order of the LPA Receivers  
140 Farnaby Road, Bromley,  
Kent BR1 4BW

\*Guide Price  
**£575,000+**

## A Three Bedroom Semi Detached House Subject to an Unknown Occupancy

### Location

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

### Note

The property has not been inspected by Auction House London. All information has been supplied by the LPA Receivers. Please note that the property is being sold without vacant possession, and no access for viewings or inspections is available. The occupancy status is unknown, and it is unclear whether any tenancy is in place. Potential purchasers should also be aware that the occupiers may have re-entered the after the locks were changed by the LPA receivers.

### Tenure

Freehold

### Description

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

### Accommodation

#### Ground Floor

Two Reception Rooms  
Kitchen  
WC

#### First Floor

Three Bedrooms  
Bathroom  
Separate WC

### Exterior

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

### EPC Rating E



# LOT 191A

Flat 3, 31 Balham Hill, Wandsworth,  
London SW12 9DX

\*Guide Price  
**£175,000+**

## A Vacant Second Floor Studio Flat

### Tenure

Leasehold. The property is held on a 99 year lease from 19th July 2001 (thus approximately **74 years unexpired**).

### Location

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

### Description

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

### Accommodation

#### Second Floor

Studio Room  
Kitchen  
Bathroom



LOT 192

**Flat 162 Discovery Dock Apartments East, 3 South Quay Square, Isle of Dogs, London E14 9RZ****\*Guide Price  
£450,000+****A Fifteenth Floor Two Bedroom Flat****Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Madchute Park and Farm are within easy reach. Transport links are provided by Canary Wharf underground station (Jubilee line) and South Quay DLR train.

**Description**

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

**Tenure**

Leasehold. The property is held on a 999 year lease from 1st January 2022 (thus approximately **975 years unexpired**).

**Accommodation****Fifteenth Floor**

Reception Room  
Kitchen  
Two Bedrooms (Both with En-Suites)

**Exterior**

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

**EPC Rating D**

LOT 193

**Flat 139 Discovery Dock Apartments East, 3 South Quay Square, Isle of Dogs, London E14 9RZ****\*Guide Price  
£380,000+****A Thirteenth Floor Two Bedroom Flat****Tenure**

Leasehold. The property is held on a 999 year lease from 1st January 2002 (thus approximately **975 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Madchute Park and Farm are within easy reach. Transport links are provided by Canary Wharf underground station (Jubilee line) and South Quay DLR train.

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

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

**Accommodation****Thirteenth Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**On the Instructions of**



LOT 194

**Flat 2 Park House, 87 Burlington Road, New Malden,  
Surrey KT3 4LP**

\*Guide Price  
**£150,000+**

**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 Blagdon Park are within easy reach. Transport links are provided by Raynes Park rail station.

**Description**

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

**Tenure**

Leasehold. The property is held on a 125 year lease from 1st January 2018 (thus approximately **117 years unexpired**).

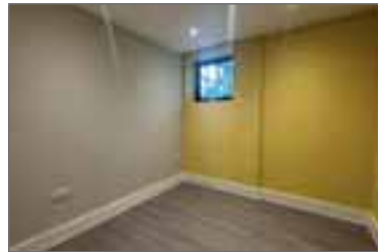
**Accommodation**

**Ground Floor**

Open Plan Reception/Kitchen  
Bedroom  
Bathroom

**EPC Rating D**

**On the Instructions of**



LOT 194A

**38 Epping Green, Hemel Hempstead,  
Hertfordshire HP2 7JD**

\*Guide Price  
**£75,000+**

**A Vacant Ground Floor One Bedroom Flat**

**Location**

The property is situated on a residential road close to local shops and amenities. The property is surrounded by numerous open spaces. Transport links are provided by Hemel Hempstead rail station and the M1 to the East.

**Description**

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

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1973 (thus approximately **47 years unexpired**).

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**EPC Rating E**



LOT 195

By Order of the Executors

**Flat 31 Maidstone House, Carmen Street, Poplar,  
London E14 6AU**\*Guide Price  
**£220,000+****A Seventh Floor Two Bedroom Flat Subject to an Assured  
Shorthold Tenancy Producing £21,000 Per Annum****Tenure**

Leasehold. The property is held on a 125 year lease from 13th October 2003 (thus approximately **103 years unexpired**).

**Location**

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

**Description**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,750 per calendar month.

**Accommodation**

**Seventh Floor**  
Reception room  
Kitchen  
Two Bedrooms  
Bathroom  
Separate WC

**Exterior**

The property benefits from a private balcony.

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

LOT 195A

**The Cottage, Quay Hill, Penryn,  
Cornwall TR10 8JE**\*Guide Price  
**£275,000+****A Vacant Four Bedroom Detached Cottage****Tenure**

Freehold

**Location**

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

**Description**

The property comprises a four bedroom detached cottage arranged over lower ground, ground and first floors.

**EPC Rating E****Accommodation**

**Lower Ground Floor**  
Workshop  
Store Room  
Utility Room

**Ground Floor**

Two Reception Rooms (One with Open-Plan Kitchen)

**First Floor**

Four Bedrooms (One with En-Suite)  
Bathroom

**Exterior**

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





# LOT 196

## 63 Telford Drive, Slough, Buckinghamshire SL1 9LB

\*Guide Price  
**£130,000+**

### A First Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy

#### Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2003 (thus approximately **102 years unexpired**).

#### Description

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

#### Note

The flat is occupied. The seller and the auctioneers have no further information with regards to any existing tenancy.

**EPC Rating D**

#### Location

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

#### Accommodation

##### First Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from off street parking.

#### Tenancy

The property is subject to an Assured Shorthold Tenancy please refer to the legal pack.



# LOT 196A

## 33 High Plash, Cuttys Lane, Stevenage, Hertfordshire SG1 1JG

\*Guide Price  
**£90,000+**

### A Eighth Floor Two Room Flat Subject to a Lease Producing £15,827.76 Per Annum

#### Location

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

#### Description

The property comprises a eighth floor two room flat situated within a purpose built block arranged over ground and twelve upper floors. The property benefits from a lift. The property requires a program of refurbishment and repairs.

#### Note

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

**EPC Rating E**

#### Tenure

Leasehold. The property is held on a 119 year lease from 5th September 1988 (thus approximately **82 years unexpired**).

#### Accommodation

##### Eighth Floor

Reception Room/Kitchen  
Two Rooms  
Bathroom

#### Tenancy

The property is let to THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF LEWISHAM for a term of 3 years commencing 15th September 2025 at a rent of £15,827.76 per annum.



# LOT 197

## 483 Rochfords Gardens, Slough, Berkshire SL2 5XF

\*Guide Price  
**£85,000+**

### A Ground Floor One Bedroom Flat Subject to an Unknown Occupancy

#### Tenure

Leasehold. The property is held on a 99 year lease from 30th May 2013 (thus approximately **86 years unexpired**).

#### Location

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

#### Note

The flat is occupied. The seller and the auctioneers have no further information with regards to any existing tenancy.

#### 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 C



# LOT 197A

## 19 Crescent Road, Bognor Regis, West Sussex P021 1QG

\*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 Bognor Regis Beach are within easy reach. Transport links are provided by Bognor Regis rail station.

#### Description

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

#### Accommodation

##### Ground Floor

Three Reception Rooms  
Kitchen  
Bathroom

##### First Floor

Three Bedrooms

#### Exterior

The property benefits from a rear garden.

#### EPC Rating C





# LOT 198

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

\*Guide Price  
**£100,000-£170,000**

### 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.

#### 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 198A

## 17 Navigation Street, Measham, Swadlincote, Derbyshire DE12 7LW

\*Guide Price  
**£50,000+**

### A Vacant Four Room Mid Terrace Building

#### Tenure

Freehold

#### Location

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

#### Description

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

#### Accommodation

**Ground Floor**  
Two Rooms (One with Open Plan Kitchen)

#### First Floor

Two Rooms (One with WC)

#### Exterior

The property benefits from a rear garden.

#### EPC Rating D



LOT 199

**7 Cross Street, Skegness,  
Lincolnshire PE25 3RH**\*Guide Price  
**£40,000+****A Three Bedroom Mid Terrace House. Offered with Vacant Possession****Tenure**  
Freehold**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of War Memorial Playing Fields Park are within easy reach. Transport links are provided by Skegness 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 and repairs.

**Note**

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

**EPC Rating C****Accommodation**

**Ground Floor**  
Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.



LOT 200

**26 Waverley Avenue, Bedlington,  
Northumberland NE22 5HG**\*Guide Price  
**£30,000+****A Vacant Two Bedroom Semi Detached House****Tenure**  
Freehold**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating E**



## LOT 200A | Flat 8, 24 Beaconsfield Street, Hartlepool, Cleveland TS24 0NX

\*Guide Price  
**£20,000+**

### A Lower Ground Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £6,000 Per Annum

**Location**

The property is situated on the sea front at the Headland area of Hartlepool, close to local shops and amenities. Transport links are provided by Hartlepool rail station.

**Description**

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

**Exterior**

The property benefits from outdoor communal areas.

**EPC Rating F**

**Tenure**

Leasehold. The property is held on a 125 year lease from 1st December 2005 (thus approximately **105 years unexpired**).

**Accommodation**

**Lower Ground Floor**

Open Plan Reception Room/Kitchen  
Bedroom  
Bathroom

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £500 per calendar month.

**Note**

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



## LOT 201 | 1 High Street, West Cornforth, Ferryhill, County Durham DL17 9HN

\*Guide Price  
**£15,000+**

### A Vacant Mid Terrace Building Arranged to Provide Three Office Rooms. Potential to Convert to Residential Use (Subject to Obtaining all Relevant Consents)

**Tenure**

Freehold

**Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of West Cornforth Woods are within easy reach. Transport links are provided by the A1 to the East.

**Description**

The property comprises a mid terrace building arranged to provide three office rooms over ground and first floors. The property requires a program of refurbishment and repairs.

**Accommodation**

**Ground Floor**

Two Office Rooms  
WC

**First Floor**

Office Room  
Kitchen  
WC

**Exterior**

The property benefits from a rear yard.

**EPC Rating D**



## LOT 202 | 17 Charles Road, Yeovil, Somerset BA21 5LR

\*Guide Price  
**£115,000+**

### 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 Milford Park are within easy reach. Transport links are provided by Yeovil Pen Mill rail station.

#### Description

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

#### Accommodation

##### Ground Floor

Reception Room  
Kitchen  
WC

##### First Floor

Three Bedrooms  
Bathroom

#### Exterior

The property benefits from both front and rear gardens.

#### EPC Rating C



## LOT 202A | 28 Keswick Drive, Spennymoor, County Durham DL16 6EQ

\*Guide Price  
**£55,000+**

### 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 Victoria Jubilee Park are within easy reach. Transport links are provided by Bishop Auckland 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

#### Exterior

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

#### EPC Rating D





## LOT 203 | 1 Heol Ynysawdre, Sarn, Bridgend, Mid Glamorgan CF32 9PD

\*Guide Price  
**£80,000+**

### A Three Bedroom Semi Detached House Subject to an Assured Shorthold Tenancy Producing £7,800 Per Annum

#### Location

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

#### Description

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

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £650 per calendar month.

**EPC Rating D**

#### Tenure

Freehold

#### Accommodation

**Ground Floor**  
Reception Room  
Kitchen  
Utility Room  
Bathroom

#### First Floor

Three Bedrooms  
Bathroom

#### Exterior

The property benefits from a rear garden.



## LOT 203A | Flat 204 Spring Place Student Halls, 4 Dumfries Street, Luton LU1 5FT

\*Guide Price  
**£25,000+**

### A Third Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £7,440 Per Annum

#### Tenure

Leasehold. The property is held on a 250 year lease from 1st January 2015 (thus approximately **239 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 third floor studio flat situated within a purpose built block arranged over ground and five upper floors.

#### Accommodation

**Third Floor**  
Studio Room  
Bathroom

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £620 per calendar month.

**EPC Rating B**



# LOT 204

## Flat 1 Convent Court, Hatch Lane, Windsor, Berkshire SL4 3QR

\*Guide Price  
**£250,000+**

### A Vacant Ground Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2005 (thus approximately **104 years unexpired**).

#### Location

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

#### Description

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

#### Accommodation

##### Ground Floor

Large Reception Room with Open-Plan Dining Room  
Kitchen  
Two Bedrooms  
Bathroom

**G.I.A Approximately 1000 sq ft**

#### Exterior

The property benefits from a gated car park.

**EPC Rating C**



# LOT 205

## 36 Woodend, Shaw, Oldham, Lancashire OL2 7UR

\*Guide Price  
**£160,000+**

### A Vacant Three Bedroom End of Terrace Cottage

#### Tenure

Freehold

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Dunwood Park are within easy reach. Transport links are provided by the M62 to the north.

#### Description

The property comprises a three bedroom end of terrace cottage arranged over ground and first floors.

**EPC Rating C**

#### Accommodation

##### Ground Floor

Reception Room  
Kitchen  
Workshop  
WC

##### First Floor

Three Bedrooms  
Bathrooms

#### Exterior

The property benefits from a rear garden.





LOT 205A

Flat 2106 Westbeach Resort, Bath Hotel Road, Westward Ho!, Devon EX39 1LQ

\*Guide Price  
£40,000-£60,000

A Vacant Raised Ground Floor Two Bedroom Flat

Location

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

Description

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

EPC Rating D

Tenure

Leasehold. The property is held on a 125 year lease from 15th February 2012 (thus approximately 111 years unexpired).

Accommodation

Raised Ground Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

Joint Auctioneers

Daria Preis



LOT 205B

Flat 2107 Westbeach Resort, Bath Hotel Road, Westward Ho!, Devon EX39 1LQ

\*Guide Price  
£40,000-£60,000

A Vacant Raised Ground Floor Two Bedroom Flat

Location

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

Description

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

EPC Rating D

Tenure

Leasehold. The property is held on a 125 year lease from 15th February 2012 (thus approximately 111 years unexpired).

Accommodation

Raised Ground Floor

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

Joint Auctioneers

Daria Preis



LOT 205C

Flat 2210 Westbeach Resort, Bath Hotel Road, Westward Ho!, Devon EX39 1LQ

\*Guide Price

£40,000-£60,000

**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 Westward Ho! Beach are within easy reach. Transport links are provided by Barnstaple rail station.

**Description**

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

EPC Rating D

**Tenure**

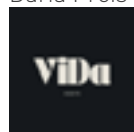
Leasehold. The property is held on a 125 year lease from 15th February 2012 (thus approximately **111 years unexpired**).

**Accommodation**

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

**Joint Auctioneers**

Daria Preis



LOT 206

Flat G01 Avalon Court, Kent Street, Nottingham, Nottinghamshire NG1 3BW

\*Guide Price

£15,000-£30,000

**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 Victoria Park are within easy reach. Transport links are provided by Nottingham rail station.

**Description**

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

**Tenure**

Leasehold. The property is held on a 250 year lease from 21st May 2015 (thus approximately **239 years unexpired**).

**Accommodation**

**Ground Floor**  
Studio Room  
Kitchen  
Bathroom

EPC Rating D





## LOT 207 | Unit 5-13 Maid Marian House, 56 Hounds Gate, Nottingham, Nottinghamshire NG1 6BB

\*Guide Price  
**£15,000-£30,000**

### A Vacant Fifth Floor Studio Flat

#### Tenure

Leasehold. The property is held on a 250 year lease from 1st January 2015 (thus approximately **239 years unexpired**).

#### Location

The property is situated within Nottingham city centre to local shops and amenities. The open spaces of Forest Recreation Ground are within easy reach. Transport links are provided by Nottingham rail station.

#### Description

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

#### Accommodation

**Fifth Floor**  
Studio Room  
Bathroom



## LOT 208 | Unit 3-08 Avalon Court, 1 Glasshouse Street, Nottingham, Nottinghamshire NG1 3BZ

\*Guide Price  
**£15,000-£30,000**

### A Vacant Third Floor Studio 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 Nottingham rail station.

#### Description

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

#### Tenure

Leasehold. The property is held on a 250 year lease from 21st May 2015 (thus approximately **239 years unexpired**).

#### Accommodation

**Third Floor**  
Studio Room  
Kitchen  
Bathroom



LOT 209

**Oak Alyn Hotel, 2-4 Deganwy Avenue, Llandudno,  
Gwynedd LL30 2YB****\*Guide Price  
£380,000+**

**A Vacant Substantial Corner Building Arranged to Provide a Twelve Room Hotel and a Three Bedroom Flat. Currently Fully Let on a Nightly Basis. Previous Annual Accounts Show a Rental Income of £80,000 Per Annum**

**Location**

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

**Description**

The property comprises a substantial corner building arranged to provide a twelve room hotel and a three bedroom flat on the top floor.

**Note**

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

**Tenure**

Freehold

**Accommodation****Ground Floor**

Restaurant/Bar  
Reception Room/Office  
Storage Room

**First Floor**

Twelve Letting Rooms (All with En-Suites)

**Second Floor**

Three Bedroom Flat

**Exterior**

The property benefits from 12 parking spaces.

**EPC Rating C**

LOT 210

**Unit 4 Limes Court, Dundraw,  
Cumberland CA7 0DP****\*Guide Price  
£5,000+**

**A Vacant Derelict Two Storey Commercial Barn Unit. 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 Wigton Park are within easy reach. Transport links are provided by Wigton rail station.

**Description**

The property comprises a two storey commercial barn unit situated within a courtyard development arranged over ground and first floors.

**Tenure**

Freehold

**Accommodation****Ground Floor**

Shell Condition

**First Floor**

Shell Condition

**Note**

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





LOT 211

**Flat A9-D Leighton Hall, Leighton Street, Preston,  
Lancashire PR1 8RH**

\*Guide Price  
**£5,000-£15,000**

**A Fourth Floor Student Accommodation Studio Flat Subject to an Assured Shorthold Tenancy Producing £4,141.65 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.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of ££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 212

**Flat 3, 15 Hartington Road, Stockton-on-Tees,  
Cleveland TS18 1HD**

\*Guide Price  
**£5,000-£10,000**

**A Vacant Ground Floor One Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 999 year lease from 1st January 2022 (thus approximately **996 years unexpired**).

**Location**

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

**EPC Rating F**

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom



## LOT 213 | 5 George Street, Hailsham, East Sussex BN27 1AD

\*Guide Price  
**£30,000+**

### A Vacant Ground Floor Office. Potential to Convert to Residential Use (Subject to Obtaining all Relevant Consents)

#### Tenure

Leasehold. The property will be sold with a new 999 year lease.

#### Accommodation

Ground Floor  
Rear Office

#### Location

The property is situated on a mixed use road close to local shops and amenities. There are numerous green open spaces that are within easy reach. Transport links are provided by the Hailsham Bypass to the west.

#### Description

The property comprises a ground floor office to the rear of an end of terrace building.



## LOT 214 | Land at Godstow Close, Woodley, Reading, Berkshire RG5 4LE

\*Guide Price  
**£20,000+**

### A Plot of Land Measuring Approximately 1,338 sq m (14,404 sq ft)

#### Location

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

#### Description

The lot comprises a plot of land measuring approximately 1,338 sq m (14,404 sq ft). Plans have been drawn up for the erection of four 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.

#### 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.





## LOT 215 | Land Adjacent to 1A Selborne Road, Croydon, Surrey CR0 5JQ

\*Guide Price  
**£40,000+**

### A Plot of Land Measuring Approximately 313 sq m (3,369 sq ft)

#### Tenure

Freehold

#### Description

The lot comprises a plot of land measuring approximately 313 sq m (3,369 sq ft). Plans have been drawn up for the erection of a four bedroom detached house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required, tree preservation orders in place 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 Lloyd Park are within easy reach. Transport links are provided by East Croydon rail station.

#### Note

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



## LOT 216 | Telephone Kiosk at, Whitechapel Road, Whitechapel, London E1 1BJ

\*Guide Price  
**£5,000-£10,000**

### A Grade II Listed Telephone Kiosk. Potential for a Variety of Uses (Subject to Obtaining all Relevant Consents)

#### Location

The kiosk is situated on the well located and popular Whitechapel Road with millions of passers by each year. The open spaces of Stepney Green Park are within easy reach. Transport links are provided by the busy Whitechapel underground (Elizabeth and Circle lines) and overground rail stations.

#### Description

The property comprises a Grade II Listed telephone kiosk.



## LOT 217 | 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 218 | Land at Porspoder Place, Cawsand, Torpoint, Cornwall PL10 1NZ

\*Guide Price  
**£20,000-£60,000**

### A Plot of Land Measuring Approximately 364 sq m (3,918 sq ft). The Land has Lapsed Planning Permission for the Erection of Two Flats.

#### Tenure

Freehold

#### Location

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

#### Planning

Cornwall Borough Council previously granted the following planning permission (ref: PA20/00061) on 13th January 2020: 'The construction of 2 no. one and a half bedroom apartments, with associated parking and amenity'. Planning has now lapsed.

#### Description

The lot comprises a plot of land measuring approximately 364 sq m (3,918 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 219

## Land at Willow Wood Road, Meopham, Gravesend, Kent DA13 0QT

\*Guide Price  
**£10,000-£30,000**

### A Plot of Land Measuring Approximately 0.41 Acres

#### Tenure

Freehold

#### Location

The land is situated on a residential road close to local shops and amenities. The open spaces of Culvertstone Green playing fields are within easy reach. Transport links are provided by the M20 to the south.

#### Description

A parcel of land measuring approximately 0.41 acres / 1,659 sq m / 17,859 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 on the East Side of Ongar Hill, Addlestone, Surrey KT15 1JG

\*Guide Price  
**£10,000-£20,000**

### A Plot of Land Measuring Approximately 448 sq m (4,822 sq ft)

#### Tenure

Freehold

#### Location

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

#### Description

The property comprises a plot of land measuring approximately 448 sq m (4,822 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 220A | Land South of Stoke Valley Road, Exeter, Devon EX4 5HG

\*Guide Price  
**£1,000-£10,000**

**Land and Roadways Measuring Approximately 2,479 sq m (26,687 sq ft)**

### Tenure

Freehold

### Location

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

### Description

The lot comprises a plot of land measuring approximately 2,479 sq m (26,687 sq ft).

### Note

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



## LOT 221 | Garage at 6 Luther Close, Edgware, Middlesex HA8 8YY

\*Guide Price  
**£9,000+**

### A Vacant Single Storey Lock Up Garage

### Tenure

Leasehold. The property is held on a 125 year lease from 5th March 2007 (thus approximately **106 years unexpired**).

### Location

The garage is situated on a residential road close to local shops and amenities. The open spaces of Stoneyfields Park are within easy reach. Transport links are provided by Burnt Oak underground station (Northern line) and Mill Hill Broadway rail station.

### Description

The property comprises a single storey lock up garage.





# LOT 222

## Land Adjacent to 27 Nyland Road, Swindon, Wiltshire SN3 3RJ

\*Guide Price  
**£10,000+**

**A Plot of Land Measuring Approximately 310 sq m (3,337 sq ft)**

**Tenure**  
Freehold

**Description**  
The lot comprises a plot of land measuring approximately 310 sq m (3,337 sq ft). Plans have been drawn up for the erection of a Four Bedroom House. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

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

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



# LOT 223

## Land to the Rear of 19-21 Breakspere Road, Abbots Langley, Hertfordshire WD5 0ER

\*Guide Price  
**£10,000+**

**A Plot of Land Measuring Approximately 80 sq m (861 sq ft)**

**Tenure**  
Freehold

**Location**  
The land is situated on a residential road close to local shops and amenities. Transport links are provided by Kings Langley rail station.

**Description**  
The lot comprises a plot of land measuring approximately 80 sq m (861 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

**Garage at 23 Waltham Avenue, Sinfin, Derby,  
Derbyshire DE24 9PS****\*Guide Price  
£5,000+****A Vacant Single Storey Lock Up Garage****Tenure**

Freehold

**Location**

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

**Description**

The property comprises a single storey lock up garage.



LOT 225

**Part of Land On The North West Side Oxney Road,  
Peterborough, Cambridgeshire PE1 5RX****\*Guide Price  
£1,000+****A Plot of Land Measuring Approximately 0.1 Acres / 409 sq m/  
4,400 sq ft****Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. There are numerous open spaces of within easy reach. Transport links are provided by the A16.

**Description**

The lot comprises a plot of land measuring approximately 0.1 Acres / 409 sq m/ 4,400 sq ft.

**Planning**

Plans have been drawn up for the erection of two dwellings. 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

**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 at Langney Rise, Eastbourne, East Sussex BN23 7NL

\*Guide Price  
**£9,000+**

### A Plot of Land Measuring Approximately 192 sq m (2,066 sq ft)

#### Tenure

Freehold

#### Location

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

#### Description

The lot comprises a plot of land measuring approximately 192 sq m (2,066 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 Adjacent to 251 Greys Road, Henley-on-Thames, Oxfordshire RG9 1QS

\*Guide Price  
**£1,000+**

### A Plot of Land with Roadways Measuring Approximately 18,928 sq m (203,739 sq ft) Combined

#### Tenure

Freehold

#### Location

The land and roadways are situated on a residential road close to local shops and amenities. The open spaces of Mill Meadows are within easy reach. Transport links are provided by Henley-on-Thames rail station.

#### Description

The lot comprises a plot of land with roadways combined measuring approximately 18,928 sq m (203,739 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 On The North West Side Of High Street, Northchurch, Berkhamsted, Hertfordshire HP4 3XN

\*Guide Price  
**£1,000+**

**A Plot of Land and Roadways Measuring Approximately 3.14 Acres / 12,707 sq m/ 136,778 sq ft**

### Tenure

Freehold

### Location

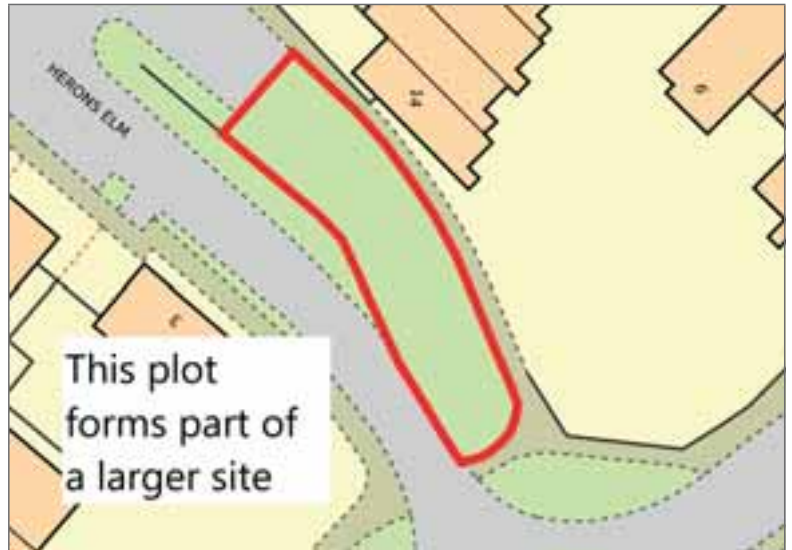
The land and roadways are situated on a residential road close to local shops and amenities. The open spaces of Canal Fields are within easy reach. Transport links are provided by Berkhamsted rail station.

### Description

The lot comprises a plot of land and roadways measuring approximately 3.14 Acres / 12,707 sq m/ 136,778 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 229

## Land at Orchard Close, Alresford, Hampshire SO24 9PY

\*Guide Price  
**£3,000+**

**Land and Roadways Measuring Approximately 4,427 sq m (47,624 sq ft)**

### Tenure

Freehold

### Location

The plot is situated on a residential road close to local shops and amenities. The open spaces of Watercress Meadows are within easy reach. Transport links are provided by the A31.

### Description

The lot comprises land and roadways measuring approximately 4,427 sq m (47,624 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 230

## 10 Eysham Court 69 Station Road, Barnet, Hertfordshire EN5 1PS

\*Guide Price  
**Sold Prior**

### A Vacant First Floor Two Bedroom Maisonette

**Tenure**  
Leasehold. The property is held on a 125 year lease from 25th March 2001 (thus approximately **100 years unexpired**).

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

**Description**  
The property comprises a first floor two bedroom maisonette situated within an end of terrace building arranged 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 231

## 28C The Broadway, Mill Hill, London NW7 3LL

\*Guide Price  
**Sold Prior**

### A Vacant Ground Floor Two/Three Bedroom Flat

**Tenure**  
Leasehold. The property is held on a 187 year lease from 7th March 1988 (thus approximately **149 years unexpired**).

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

**EPC Rating** C

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

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

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



LOT 232

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 233

6 Week Completion Available  
1 Stanborough Close, Borehamwood,  
Hertfordshire WD6 5LU

\*Guide Price

**Sold Prior**

**A Vacant Four Bedroom End of Terrace House. Potential to Convert into a Six Room HMO (Subject to Obtaining all Relevant Consents)**

**Tenure**

Freehold

**Description**

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

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Thirsk Cliffe are within easy reach. Transport links are provided by Stanmore underground station (Jubilee line) and Elstree & Borehamwood rail station.

**Accommodation****Ground Floor**

Two Reception Rooms  
Kitchen  
WC

**First Floor**

Four Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.





# LOT 234

By Order of the Executors  
**Cotlands Cottage, Horsham Road, Cowfold, Horsham,  
West Sussex RH13 8AH**

\*Guide Price  
**Sold Prior**

**A Vacant Four Bedroom Detached House Situated on a Plot of Land Measuring Approximately 0.21 Acres (0.09 Hectares).**

**Tenure**  
Freehold

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

**Description**  
The property comprises a four bedroom detached house arranged over ground and first floors. The property is situated on a plot on land measuring approximately 0.21 acres (0.09 hectares) and requires a program of refurbishment.

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

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

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



# LOT 235

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

\*Guide Price  
**Sold Prior**

**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.

**EPC Rating D**



LOT 236

21 Woodale Avenue, Bradford,  
West Yorkshire BD9 6JQ

\*Guide Price

**Sold Prior**

**A Detached Mixed Use Building Arranged to Provide a Ground Floor Retail Unit and a First Floor Two Bedroom Flat Part Let Producing a Combined £9,000 Per Annum. Potential for Development (Subject to Obtaining all Relevant Consents). Potential for a Loft Conversion (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 Ladyhill Park are within easy reach. Transport links are provided by Bradford Interchange rail station.

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Retail Area  
WC

**Description**

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

**First Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Tenancy**

The first floor flat is subject to an Assured Shorthold Tenancy producing £9,000 per annum.

**Second Floor**

Loft Room

**EPC Rating**

Retail - D  
Flat - G



LOT 237

By Order of the LPA Receivers  
**Flat 2 14 Shirley Street, Canning Town,  
London E16 1HU**

\*Guide Price

**Sold Prior**

**A First Floor Three Bedroom Flat Subject to a Lease Producing £33,600 Per Annum**

**Tenure**

Long Leasehold. The property is held on a 999 year lease from 1st January 2020 (thus approximately 993 years unexpired).

**Description**

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

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Star Park are within easy reach. Transport links are provided by Canning Town underground station (Jubilee line) and Custom House rail station.

**Accommodation**

**First Floor**  
Open Plan Reception Room/Kitchen  
Three Bedrooms (One with an En Suite)  
Bathroom

**Exterior**

The property benefits from a private terrace.

**Tenancy**

The property is subject to a lease for a term of 5 years commencing from April 2022 at a rent of £2,800 per calendar month. Rent reviews annually.

**EPC Rating B**



LOT 238

18 Hurrell Road, Hastings,  
East Sussex TN34 3PN

\*Guide Price

**Sold Prior**

**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 Hastings Beach are within easy reach. Transport links are provided by Ore rail station.

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

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

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating** D



LOT 239

By Order of the LPA Receivers  
Flat 9 14 Shirley Street, Canning Town,  
London E16 1HU

\*Guide Price

**Sold Prior**

**A Fourth Floor Three Bedroom Flat Subject to a Lease  
Producing £36,600 Per Annum**

**Tenure**  
Long Leasehold. The property is held on a 999 year lease from 1st January 2020 (thus approximately 993 years unexpired).

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Star Park are within easy reach. Transport links are provided by Canning Town underground station (Jubilee line) and Custom House rail station.

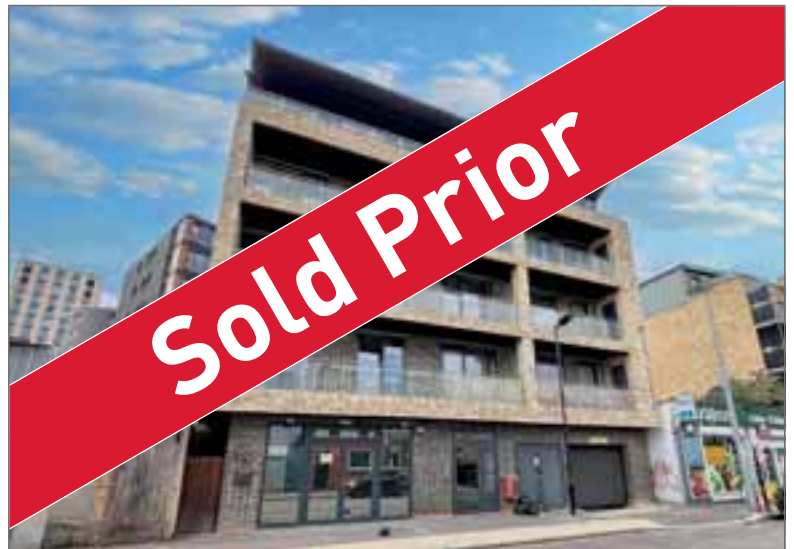
**Tenancy**  
The property is subject to a lease for a term of 5 years commencing from February 2022 at a rent of £3,050 per calendar month. Rent reviews annually.

**EPC Rating** C

**Description**  
The property comprises a fourth floor three bedroom flat situated within a purpose built block arranged over ground and four upper floors. The property benefits from a lift.

**Accommodation**  
**Fourth Floor**  
Open Plan Reception Room/Kitchen  
Three Bedrooms (Two with En Suites)  
Bathroom

**Exterior**  
The property benefits from a private balcony and large terrace.



LOT 240

102 Braemar Avenue, Neasden,  
London NW10 0DP\*Guide Price  
**£169,000+****A Ground Floor Two Bedroom Maisonette****Location**

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

**Description**

The property comprises a ground floor two bedroom maisonette situated within an end of terrace building.

**Exterior**

The property benefits from access to a communal garden.

**Tenure**

Leasehold. The property is held on a 99 year lease from 29th September 1988 (thus approximately **62 years unexpired**).

**Accommodation**

**Ground Floor**  
Open Plan Reception/Kitchen  
Two Bedrooms  
Bathroom

**EPC Rating C****On the Instructions of****Next auction: 10th & 11th December 2025**

We're now taking entries  
for this auction.

If you are thinking of selling at auction, one of our Auction valuers will be happy to offer you a free market appraisal and advice.

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

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





**LOT 241** | 29 Penn Lane, Bexley,  
Kent DA5 1HB

**\*Guide Price**  
**£365,000+**



**A Vacant Five Room Detached Bungalow. A Permitted Development Application has been Submitted for an Extension to Convert the Property in to a Six Room HMO and a Second Application has been Submitted for a Single Storey Rear Extension to Convert The Building in to a Five Bedroom Bungalow**

**Tenure**  
Freehold

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

**Description**  
The property comprises a five room detached bungalow arranged over the ground floor. The property requires a program of refurbishment.

**EPC Rating D**

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

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

**Planning**  
The following planning applications have been submitted to Bexley Borough Council:  
Ref: 25/01843/FUL on 5/9/2025: 'Change of use from a residential dwelling (Class C3) to House of Multiple Occupancy HMO (Class C4) for a maximum of 4 people'

Ref: 25/01907/LDCP on 15/9/2025: 'awful Development Certificate (Proposed) for the erection of a single storey rear extension and conversion of roof space involving alterations to existing roofline, including a dormer extension at rear'.

A decision for these applications are pending. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned application. Buyers must rely on their own enquiries with regard to any development potential, permissions required and previous planning history in respect of this site.

LOT 242

**Roof Space at 1-18 Biskra, Langley Road, Watford,  
Hertfordshire WD17 4PF****\*Guide Price  
Sold Prior****A Virtual Freehold of Two Roof Spaces Offered with Planning  
Permission an Additional Storey on Each to Create a Total of Six  
Flats****Tenure**

Leasehold. The property is held on a 999 year lease from 2025.

**Location**

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

**Description**

The property comprises a virtual freehold of two roof spaces above two existing buildings which are both currently arranged over ground and two upper floors.

**Planning**

Watford Borough Council granted the following planning permission (ref: 23/00745/AAPA) on 1st November 2023: 'Construction of an additional storey above each of the existing blocks to provide a total of 6no. residential flats (Class C3), and associated storage (amended description).

**Next auction: 10th & 11th December 2025****We're now taking entries  
for this auction.**

If you are thinking of selling at auction, one of our Auction valuers will be happy to offer you a free market appraisal and advice.

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

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





# 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

#### 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

#### A2.2

#### A2.3

#### A2.4

#### A2.5

#### A2.6

#### A2.7

#### A2.8

#### A2.9

#### A2.10

#### A2.11

#### A2.12

#### A2.13

#### A2.14

#### A2.15

#### A2.16

#### A2.17

#### A2.18

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#### A2.34

#### A2.35

#### A2.36

#### A2.37

#### A2.38

#### A2.39

#### A2.40

#### A2.41

#### A2.42

#### A2.43

#### A2.44

#### A2.45

#### A2.46

#### A2.47

#### A2.48

#### A2.49

#### A2.50

#### A2.51

#### A2.52

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#### A2.54

#### A2.55

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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
- (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
- (b) offer each LOT for sale;
- (c) sell each LOT;
- (d) receive and hold deposits;
- (e) sign each SALE MEMORANDUM; and
- (f) 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.

### 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.

### 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.

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.

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.

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.

### 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.

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

- 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 chargeable on the deposit were it to be held as agent for

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	the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.	<b>G3</b> G3.1	<b>BETWEEN CONTRACT AND COMPLETION</b> From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless (a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or (b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.	<b>G5</b> G5.1	<b>TRANSFER</b> Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
A5.6	WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.				
A5.7	Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.	G3.2	If the SELLER is required to insure the LOT then the SELLER (a) must produce to the BUYER on request all relevant insurance details; (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due; (c) gives no warranty as to the adequacy of the insurance; (d) must at the request of the BUYER use reasonable endeavours to have the BUYER's interest noted on the policy if it does not cover a contracting purchaser; (e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).	G5.2	If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.
A5.8	If the BUYER does not comply with its obligations under the CONTRACT then (a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER's default.			G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
A5.9	Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.			G5.4	Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER (a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant; (b) the form of new lease is that described by the SPECIAL CONDITIONS; and (c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.
<b>GENERAL CONDITIONS OF SALE</b>					
Words in small capitals have the special meanings defined in the Glossary. The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be disappplied or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended, but are not compulsory and may be changed by the SELLER of a LOT.					
<b>G1</b>	<b>THE LOT</b>			<b>G6</b>	<b>COMPLETION</b>
G1.1	The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.	G3.3	No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.	G6.1	COMPLETION is to take place at the offices of the SELLER's conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.
G1.2	The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.	G3.4	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.	G6.2	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.
G1.3	The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.	G3.5	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.	G6.3	Payment is to be made in pounds sterling and only by (a) direct TRANSFER from the BUYER's conveyancer to the SELLER's conveyancer; and (b) the release of any deposit held by a stakeholder or in such other manner as the SELLER's conveyancer may agree.
G1.4	The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS: (a) matters registered or capable of registration as local land charges; (b) matters registered or capable of registration by any competent authority or under the provisions of any statute; (c) notices, orders, demands, proposals and requirements of any competent authority; (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health; (e) rights, easements, quasi-easements, and wayleaves; (f) outgoing and other liabilities; (g) any interest which overrides, under the Land Registration Act 2002; (h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and (i) anything the SELLER does not and could not reasonably know about.	<b>G4</b> G4.1	<b>TITLE AND IDENTITY</b> Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE. The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION: (a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold. (b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT. (c) If title is in the course of registration, title is to consist of: (i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application; (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and (iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER. (d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.	G6.4	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER's conveyancer's client account or as otherwise required by the terms of the CONTRACT.
G1.5	Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.	G4.2		G6.5	If COMPLETION takes place after 1400 hours for a reason other than the SELLER's default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.
G1.6	The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.			G6.6	Where applicable the CONTRACT remains in force following COMPLETION.
G1.7	The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are: (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and (b) the SELLER is to leave them at the LOT.			<b>G7</b>	<b>NOTICE TO COMPLETE</b>
G1.8	The BUYER buys with full knowledge of (a) the DOCUMENTS, whether or not the BUYER has read them; and (b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.	G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide): (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and (b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.	G7.1	The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence. The person giving the notice must be READY TO COMPLETE.
G1.9	The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER's conveyancer's written replies to written enquiries to the extent stated in those replies.			G7.2	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has: (a) terminate the CONTRACT; (b) claim the deposit and any interest on it if held by a stakeholder; (c) forfeit the deposit and any interest on it; (d) resell the LOT; and (e) claim damages from the BUYER.
<b>G2</b>	<b>DEPOSIT</b>			G7.3	If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has: (a) terminate the CONTRACT; and (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.
G2.1	The amount of the deposit is the greater of: (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and (b) 10% of the PRICE (exclusive of any VAT on the PRICE).	G4.4	The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.	<b>G8</b>	<b>IF THE CONTRACT IS BROUGHT TO AN END</b>
G2.2	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.	G4.5	The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.	G9.1	If the CONTRACT is lawfully brought to an end: (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.
G2.3	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	G4.6	The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.	G9.2	<b>LANDLORD'S LICENCE</b> Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies. The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires. The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice"). The SELLER must



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	(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).				
G9.5	The BUYER must promptly (a) provide references and other relevant information; and (b) comply with the landlord's lawful requirements.				
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.	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.
<b>G10</b>	<b>INTEREST AND APPORTIONMENTS</b>	<b>G12</b>	<b>MANAGEMENT</b>	<b>G16</b>	<b>CAPITAL ALLOWANCES</b>
G10.1	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.	G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.	G16.1	This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.
G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.	G12.2	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.	G16.2	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.
G10.3	Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless: (a) the BUYER is liable to pay interest; and (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.	G12.3		G16.3	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
G10.4	Apportionments are to be calculated on the basis that: (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made; (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.	<b>G13</b>	<b>RENT DEPOSITS</b>	G16.4	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.
G10.5	If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.	G13.1	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.	<b>G17</b>	<b>MAINTENANCE AGREEMENTS</b>
<b>G11</b>	<b>ARREARS</b>	G13.2	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.	G17.1	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.
Part 1 – Current rent		G13.3	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.	G17.2	The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.
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.	G13.4	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.	<b>G18</b>	<b>LANDLORD AND TENANT ACT 1987</b>
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.			G18.1	This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part 1 of the Landlord and Tenant Act 1987.
G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.			G18.2	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.
Part 2 – BUYER to pay for ARREARS				<b>G19</b>	<b>SALE BY PRACTITIONER</b>
G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.			G19.1	This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
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.	<b>G14</b>	<b>VAT</b>	G19.2	The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
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.	G14.1	Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.	G19.3	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.
Part 3 – BUYER not to pay for ARREARS		G14.2	Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.	G19.4	The LOT is sold (a) in its condition at COMPLETION; (b) for such title as the SELLER may have; and (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.
G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS (a) so state; or (b) give no details of any ARREARS.	<b>G15</b>	<b>TRANSFER AS A GOING CONCERN</b>	G19.5	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.
G11.8	While any ARREARS due to the SELLER remain unpaid the BUYER must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY; (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require; (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER's order; (e) not without the consent of the SELLER release any	G15.1	Where the SPECIAL CONDITIONS so state: (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and (b) this CONDITION G15 applies.	G19.6	The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.
		G15.2	The SELLER confirms that the SELLER: (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.	<b>G20</b>	<b>TUPE</b>
		G15.3	The BUYER confirms that (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group; (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION; (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and (d) it is not buying the LOT as a nominee for another person.	G20.1	If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.
		G15.4	The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence (a) of the BUYER'S VAT registration; (b) that the BUYER has made a VAT OPTION; and (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at	G20.2	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 will TRANSFER to the BUYER on COMPLETION.

# Common Auction Conditions (Edition 4)

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	(d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERring Employees after COMPLETION.		references to notices and proceedings are to notices and proceedings under that Act.	
<b>G21</b>	<b>ENVIRONMENTAL</b>			
G21.1	This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.	G24.2	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.	
G21.2	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>G26</b>	<b>NO ASSIGNMENT</b>	
			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.	
G22.6	If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:	<b>G27</b>	<b>REGISTRATION AT THE LAND REGISTRY</b>	
	(a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and	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:	
	(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.		(a) procure that it becomes registered at the Land Registry as proprietor of the LOT;	
<b>G23</b>	<b>RENT REVIEWS</b>		(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	
G23.1	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.	G27.2	(c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.	
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.		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:	
G23.3	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.		(a) apply for registration of the TRANSFER;	
G23.4	The SELLER must promptly:		(b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and	
	(a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and		(c) join in any representations the SELLER may properly make to the Land Registry relating to the application.	
	(b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.	<b>G28</b>	<b>NOTICES AND OTHER COMMUNICATIONS</b>	
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.	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.	
G23.6	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 communication may be relied on if:	
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.		(a) delivered by hand; or	
G23.8	The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.		(b) made electronically and personally acknowledged (automatic acknowledgement does not count); or	
<b>G24</b>	<b>TENANCY RENEWALS</b>		(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.	
G24.1	This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and	G28.3	A communication is to be treated as received:	
			(a) when delivered, if delivered by hand; or	
			(b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.	
		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.

The Deposit

General Conditions A5.5a shall be deemed to be deleted and replaced by the following:

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.

Buyer's Administration Charge

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.

Extra Auction Conduct Conditions

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.



# 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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