

**NEW LOTS  
ADDED!**

**Auction  
House  
LONDON**

**TWO DAY AUCTION**

22nd & 23rd April 2026

**LIVE STREAM AUCTION  
REGISTERED BIDDING ONLY**



April 2026

**Wednesday 22nd April**

Commencing at 9.30am

**Thursday 23rd April**

Commencing at 10.00am

VIA LIVE STREAM  
REGISTERED BIDDING ONLY

**Auction  
House  
LONDON**

## **Auction House London** 2026 Auction Schedule

Wednesday 28th January

Wednesday 11th February & Thursday 12th February

Wednesday 4th March

Wednesday 18th March & Thursday 19th March

Wednesday 22nd April & Thursday 23rd April

Wednesday 27th May & Thursday 28th May

Wednesday 24th June & Thursday 25th June

Wednesday 29th July & Thursday 30th July

Wednesday 2nd September & Thursday 3rd September

Wednesday 7th October & Thursday 8th October

Wednesday 11th November & Thursday 12th November

Wednesday 9th December & Thursday 10th December

Auction House London

5 Hampstead Gate, 1a Frogna,  
Hampstead, London NW3 6AL

020 7625 9007 · [info@auctionhouselondon.co.uk](mailto:info@auctionhouselondon.co.uk)

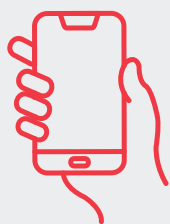
[auctionhouselondon.co.uk](http://auctionhouselondon.co.uk)

**# 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 [auctionhouselondon.co.uk](http://auctionhouselondon.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 online before the auction begins. 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 to download. 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 £1,800 (£1,500 + 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@auctionhouselondon.co.uk](mailto:info@auctionhouselondon.co.uk)

# Meet the Team

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



**Jamie Royston**  
Co-Founder & CEO



**Andrew Binstock**  
Co-Founder & Auctioneer



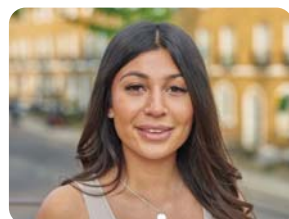
**Jordan Phillips**  
Associate Director



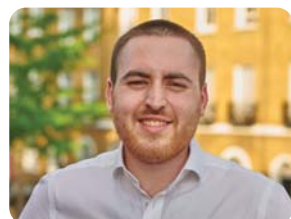
**Jamie Weir**  
Associate Director & Auctioneer



**Alice Chemla**  
Operations Director



**Puja Rawal**  
Senior Auction Specialist



**Zac Morrow**  
Compliance Manager & Auctioneer



**Georgia Head**  
PA to Andrew Binstock & Head of Timed Auctions



**Joe Labelda**  
Auction Specialist



**Noah Meranda**  
Auction Specialist



**Amy O'Grady**  
Compliance Administrator



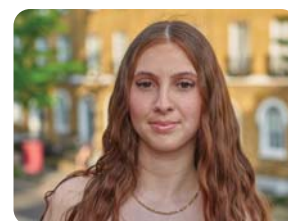
**Oliver Smith**  
Auction Support Executive



**Amber Lloyd-Jones**  
New Business Development



**Max Smith**  
Sales Support



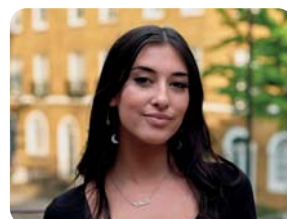
**Olivia Collins**  
Sales Support



**Jake Reuben**  
Sales Support



**Ella Goldstein**  
New Business Development



**Bo Nathan**  
Auction Support Executive

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## OUR 2026 AUCTION SCHEDULE

Wednesday **4th March**

Wednesday **18th March** & Thursday **19th March**

Wednesday **22nd April** & Thursday **23rd April**

Wednesday **27th May** & Thursday **28th May**

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Wednesday **7th October** & Thursday **8th October**

Wednesday **11th November** & Thursday **12th November**

Wednesday **9th December** & Thursday **10th December**

Our figures for our  
**March**  
bespoke auction

Lots Offered	Lots Sold	Total Raised
<b>36</b>	<b>25</b>	<b>£6.3M</b>

Our figures for  
**March**

Lots Offered	Lots Sold	Total Raised
<b>217</b>	<b>158</b>	<b>£30.1M</b>

### Our total figures for 2025 are

 **2,428**  
Lots Offered

 **1,636**  
Lots Sold

 **£311 million**  
Total Raised

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**Michael:** 07480 067 008

**Email:** Michaelsbrown.mb@gmail.com

**Stacey:** 07775 736 306

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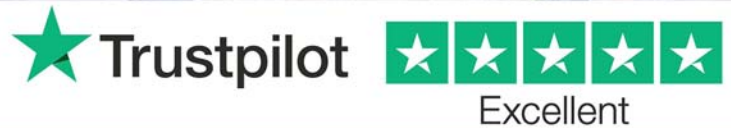
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# Buying at Auction

**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 - 169**

**Next Page >>>**

# LOT 1

## 25 Greenhill Park, Harlesden, London NW10 9AN

\*Guide Price  
**£400,000+**

### A Vacant Mid Terrace Building Arranged to Provide 2 x Three Bedroom Flats

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Roundwood Park are within easy reach. Transport links are provided by Harlesden underground station (Bakerloo line) and Stonebridge Park rail station.

**Description**  
The property comprises a mid terrace building arranged to provide 2 x three bedroom flats.

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

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

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



# LOT 2

## 6 Week Completion Available 86 The Drive, Feltham, Middlesex TW14 0AL

\*Guide Price  
**£200,000+**

### A Vacant Three Bedroom Mid Terrace House

**Tenure**  
Freehold

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

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

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

**First Floor**  
Three Bedrooms  
Bathroom

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



LOT 3

6 Week Completion Available  
**23 Welbeck Road, East Ham,  
 London E6 3ET**

\*Guide Price  
**£270,000+**

**A Vacant Five Room Mid Terrace House. Potential to Extend Into The Loft (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 Central Park are within easy reach. Transport links are provided by West Ham underground station (Circle & District and Jubilee lines).

**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**  
 Three Rooms  
 Kitchen  
 Bathroom  
 Separate WC

**First Floor**  
 Two Rooms

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



LOT 4

6 Week Completion Available  
**281 Bensham Lane, Thornton Heath,  
 Surrey CR7 7ER**

\*Guide Price  
**£200,000+**

**A Vacant Three Bedroom Mid Terrace House**

**Tenure**  
 Freehold

**Location**  
 The property is situated on a residential road close to local shops and amenities. The open spaces of Thornton Heath Recreation Ground are within easy reach. Transport links are provided by Selhurst 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  
 Bathroom

**First Floor**  
 Three Bedrooms

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

**EPC Rating D**



LOT 5

Flat 15 Grove Hall Court, Hall Road, St John's Wood, London NW8 9NR

\*Guide Price  
£400,000+



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

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Regent's Park are within easy reach. Transport links are provided by Maida Vale underground station (Bakerloo line), St John's Wood underground station (Jubilee line) and Marylebone rail station.

**Description**

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

**Exterior**

The property benefits from a private gated entrance and a 24/7 porter.

**Tenure**

Leasehold. The property is held on a 99 year lease from 24th June 1977 (thus approximately 50 years unexpired).

**Tenancy**

The property has an estimated rental value in the region of £5,000 pcm (£60,000 per annum). Please refer to the legal pack for agent's valuations.

**Accommodation**

- Fourth Floor
- Reception Room
- Kitchen
- Four Bedrooms (One with En-Suite)
- Bathroom

GIA Approximately 97 sqm / 1,047 sq ft

**Joint Auctioneers**



**LOT 5A**

**43 Cary Road, Leytonstone,  
London E11 3LG**

\*Guide Price  
**Sold Prior**

**A Vacant Two Bedroom Mid Terrace House**

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Wanstead Heath are within easy reach. Transport links are provided by Leyton underground station (Central line), Leytonstone High Road overground station and Lea Bridge 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.

**Tenure**

Freehold

**Accommodation**

**Ground Floor**

Two Reception Rooms  
Kitchen  
Bathroom

**First Floor**

Two Bedrooms

**Exterior**

The property benefits from a rear garden.

**EPC Rating D**



**LOT 6**

**Flat 2, 56 Clapham Road, Lambeth,  
London SW9 0JQ**

\*Guide Price  
**£210,000+**

**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 Vauxhall Park are within easy reach. Transport links are provided by Oval underground station (Northern line).

**Description**

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

**Tenure**

Leasehold. The property is held on a 125 year lease from 27th February 1989 (thus approximately **88 years unexpired**).

**Accommodation**

**First Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**EPC Rating C**



**LOT 7**

**Garages and Land at 29 Beechwood Avenue, Potters Bar, Hertfordshire EN6 2PJ**

\*Guide Price  
**£130,000+**

**Three Single Storey Lock Up Garages Situated on a Plot of Land Measuring Approximately 252 sq m (2,714 sq ft). Offered With Planning Permission for the Erection of a Four Bedroom House**

**Location**

The land and garages are situated on a residential road close to local shops and amenities. The open spaces of Oakmere are within easy reach. Transport links are provided by High Barnet underground station (Northern line), Brookmans Park rail station and the M25.

**Description**

The lot comprises single storey lock up garages situated on a plot of land measuring approximately 252 sq m (2,714 sq ft).

**Tenure**

Freehold

**Planning**

Hertsmere Borough Council granted the following planning permission (ref: 25/0221/FUL) on 21st July 2025 : 'Demolition of existing garages and erection of a two storey 4x bed dwelling on land adjacent to 29 Beechwood Avenue'.



**LOT 8**

**8 Week Completion Available or Earlier if Required  
18 Westfields Road, West Acton, London W3 0AX**

\*Guide Price  
**£400,000+**

**A Five Room Semi Detached Bungalow. 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 North Acton Playing Fields are within easy reach. Transport links are provided by Acton Main Line underground station (Elizabeth line).

**Description**

The property comprises a five room semi detached bungalow arranged over the ground floor.

**Accommodation**

**Ground Floor**

Five Rooms  
Kitchen  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.



LOT 9

5 Valebridge Road, Burgess Hill, West Sussex RH15 0RA

\*Guide Price  
**£175,000+**

**A Vacant Seven Room Semi Detached Building with a Detached Garage and Workshop**

**Tenure**  
Freehold

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

**Description**  
The property comprises a seven room semi detached building arranged over ground and two upper floors. The property requires a program of refurbishment and repairs.

**Accommodation**  
**Ground Floor**  
Two Rooms  
Kitchen  
Bathroom

**First Floor**  
Four Rooms

**Second Floor**  
Room

**Exterior**  
The property benefits from a detached garage and workshop and off street parking for multiple cars.

**EPC Rating** G



LOT 10

60 Powis Street, Woolwich, London SE18 6HZ

\*Guide Price  
**£500,000+**

**A Mid Terrace Commercial Building Arranged to Provide a Ground and First Floor Retail Unit Let to German Doner Kebab and Second Floor Ancillary Space Let to McDonalds Fully Let Producing £53,500 Per Annum**

**Tenure**  
Freehold

**Description**  
The property comprises a mid terrace commercial building arranged over ground and two upper floors.

**Location**  
The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Santander, Poundland and Specsavers. The open spaces of Wellington Park are within easy reach. Transport links are provided by Woolwich underground (Elizabeth line) and rail stations.

**Accommodation & Tenancy Schedule**

Property	Floor	Accommodation	Lessee	Lease Term	Current Annual Rent	Notes
60 Powis Street	Ground and First	Total G.I.A. Approx 2,672 sq ft	German Doner Kebab	15 years from 2/2/22	£52,500	Upwards only rent review 2/2/27
2nd Floor, 60 Powis Street	Second	Total G.I.A. Approx 500 sq ft	McDonalds	15 years from 16/12/24	£1,000	Refer to Legal Pack



# LOT 10A | 53 Powis Street, Woolwich, London SE18 6HZ

\*Guide Price  
**£400,000+**

## A Mid Terrace Commercial Building Let to Virtue Specs Optician Subject to a Lease Producing £44,000 Per Annum

### Tenure

Freehold

### Location

The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Santander, Poundland and McDonalds. The open spaces of Wellington Park are within easy reach. Transport links are provided by Woolwich underground (Elizabeth line) and rail stations.

### Description

The property comprises a mid terrace commercial building arranged over ground and two upper floors.

### Accommodation

Ground Floor  
Shop Area

### First and Second Floor

Ancillary Space

Total G.I.A. Approximately 1,239 sq ft

### Tenancy

The property is subject to a lease for a term of 10 years commencing 17th March 2021 at a rent of £44,000 per annum. Upwards only rent review outstanding from 17th March 2026.



# LOT 11 | Flat 8 Oriel Lodge, 4 Wollstonecraft Road, Bournemouth, Dorset BH5 1JQ

\*Guide Price  
**£150,000+**

## 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 Shelley Park and Boscombe Beach are within easy reach. Transport links are provided by Pokesdown rail station.

### Description

The property comprises a second floor two bedroom flat situated in a detached Edwardian building arranged over ground and two upper floors.

### Tenure

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

### Accommodation

Second Floor  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

### EPC Rating C



LOT 12

**27 Mersea House 104 Harts Lane, Barking, Essex IG11 8LN**

\*Guide Price  
**£100,000+**

**A Fourth Floor Three Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £17,100 Per Annum**

**Tenure**

Leasehold. The property is held on a 125 year lease from 10th September 2007 (thus approximately **106 years unexpired**).

**Location**

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

**Tenancy**

The property is subject to a Periodic Tenancy at a rent of £1,425 per calendar month.

**EPC Rating C**

**Description**

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

**Accommodation**

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



LOT 13

**12 Upland Close, Billericay, Essex CM12 0JR**

\*Guide Price  
**£300,000+**

**A Vacant Four Bedroom Semi Detached House. Offered with Planning Permission for a Roof and Rear Extension.**

**Tenure**

Freehold

**Description**

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

**Planning**

Basildon Borough Council granted the following planning permissions on 16th February 2023:

ref: 23/00139/LDCP: 'To establish the lawfulness of a proposed hip to gable roof extension and an extension to the existing rear dormer'.

ref: 23/00146/PDPA: 'Notification for a proposed larger home extension projecting 6.00 metres from the rear wall of the original dwelling with a maximum height of 3.73 metres and an eaves height of 2.98 metres, materials to match existing dwelling'.

**Location**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Bathroom  
WC/Utility Room

**First Floor**

Three Bedrooms  
Bathroom

**Second Floor**

Bedroom  
Store Room

**Exterior**

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

**EPC Rating D**



# LOT 14

## Flat 50 Broadwalk Court, 79 Palace Gardens Terrace, Kensington, London W8 4EF

\*Guide Price  
**£85,000+**

### A Vacant Well Located Third Floor Studio Flat

#### Tenure

Leasehold. The property is held on a 63 year lease from 25/03/1971 (thus approximately 8 years unexpired).

#### Location

The property is situated in the heart of Kensington close to local shops and amenities. The open spaces of Hyde Park are within easy reach. Transport links are provided by Notting Hill Gate underground station (Central line)

#### Description

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

#### Accommodation

**Third Floor**  
Studio Room  
Kitchen  
Bathroom

#### Exterior

The property benefits from a private balcony.

#### EPC Rating C



# LOT 15

## 61 Leechcroft Avenue, Swanley, Kent BR8 8AP

\*Guide Price  
**£200,000+**

### A Vacant Three Bedroom Semi Detached House

#### Tenure

Freehold

#### Location

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

#### First Floor

Three Bedrooms  
Bathroom

#### Exterior

The property benefits from a rear garden and a shed.

#### EPC Rating E



# LOT 15A

8 Week Completion Available or Earlier if Required  
**10 Millais Avenue, Manor Park,  
 London E12 6JR**

\*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 Barrington Playing Fields are within easy reach. Transport links are provided by Barking underground (Circle line), overground and rail stations.

**Description**  
 The property comprises a three 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 vendor.

**EPC Rating** F

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

**First Floor**  
 Three Bedrooms  
 Bathroom

**Second Floor**  
 Room

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



# LOT 16

6 Week Completion Available or Earlier if Required  
**29C Wilson Road, Camberwell,  
 London SE5 8PB**

\*Guide Price  
**£180,000+**

## A Vacant Second Floor One Bedroom Flat

**Tenure**  
 Leasehold. The property is held on a 125 year lease from 17th July 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 Brunswick Park are within easy reach. Transport links are provided by Denmark Hill overground station and rail station.

**EPC Rating** D

**Description**  
 The property comprises a second floor one bedroom flat situated within an end of terrace building arranged over lower ground, ground and two upper floors. The property requires a program of refurbishment.

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



LOT **16A**

**Flat 9 Leamington House, 23 Stonegrove, Edgware,  
Middlesex HA8 7TN**

\*Guide Price  
**£120,000+**

**A Vacant First Floor One Bedroom Flat. Potential to be  
Converted in to a Two Bedroom Flat (Subject to Obtaining all  
Relevant Consents).**

**Tenure**

Leasehold. The property is held on a 99 year lease from 24th June 1971 (thus approximately **44 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

**First Floor**

Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a private balcony and a garage.

**EPC Rating C**



**Next auction: 27th May & 28th May**

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LOT **17**

**6 Week Completion Available**  
**24 Maiden Road, Stratford,**  
**London E15 4EZ**

\*Guide Price  
**£325,000+**

**A Vacant Three Bedroom Mid Terrace House**

**Tenure**  
 Freehold

**Location**  
 The property is situated on a residential road close to local shops and amenities. The open spaces of West Ham Park are within easy reach. Transport links are provided by Stratford underground station (Central line) and 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 rear yard.

**EPC Rating G**



LOT **18**

**Flat 2, 12 Croxley Road, Maida Vale,**  
**London W9 3HL**

\*Guide Price  
**£400,000+**

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

**Tenure**  
 Leasehold. The property is held on a 189 year lease from 31st May 1984 (thus approximately **147 years unexpired**).

**Location**  
 The property is situated in the highly sought after area of Maida Vale and is 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).

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

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

**EPC Rating C**



**LOT 18A**

**6 Kingswood Way, Wallington, Surrey SM6 8PB**

\*Guide Price  
**£350,000+**

**A Vacant Three Bedroom Semi Detached House. Potential for a Side 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 Duppas Hill Recreation Ground are within easy reach. Transport links are provided by West Croydon overground station and Waddon 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 a both front and rear gardens, a garage and off street parking.

**EPC Rating D**



**LOT 19**

**4A Archers Way, Lane End, High Wycombe, Buckinghamshire HP14 3DN**

\*Guide Price  
**£315,000+**

**A Vacant Four Bedroom Detached House Situated on a Plot of Land Measuring Approximately 0.17 Acres / 707 sq m (7,614 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)**

**Location**

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

**Description**

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

**Exterior**

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

**EPC Rating D**

**Tenure**

Freehold

**Accommodation**

**Ground Floor**

Three Reception Rooms  
Open Plan Kitchen/Dining Room  
Bathroom

**First Floor**

Four Bedrooms  
Bathroom  
Separate WC

**Approx GIA: 137 sq m (1,475 sq ft)**



LOT 20

6a Pembury Close, Bromley, Kent BR2 7PS

\*Guide Price  
**£175,000+**

**A Vacant Two Bedroom End of Terrace House in Shell Condition. Offered With Planning Permission for the Demolition of the Existing Garage and Erection of a Two Bedroom Dwelling (Works have Commenced).**

**Tenure**

Freehold

**Location**

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

**Planning**

Bromley Borough Council granted the following planning permission (ref: 20/00906/FULL1) on 30th June 2020 : 'Demolition of existing garage and construction of two storey 2 bedroom dwelling with associated car parking'. Works have commenced.

**Description**

The property comprises a two bedroom end of terrace house in shell condition arranged over ground and first floors. The property requires a full program of refurbishment.

**Proposed Accommodation**

**Ground Floor**

Reception Room with Open-Plan Kitchen

**First Floor**

Two Bedrooms  
Bathroom

**Proposed Accommodation Exterior**

The property will benefit from a rear garden and associated parking.



LOT 20A

1 Dunsmore, The Hoe, Watford, Hertfordshire WD19 5AU

\*Guide Price  
**£135,000+**

**A Vacant Ground Floor Four Bedroom Flat**

**Location**

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

**Description**

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

**EPC Rating D**

**Tenure**

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

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Four Bedrooms  
Study  
Bathroom

**Exterior**

The property benefits from a garage.



**LOT 21**

**42 Harlesden Gardens, Harlesden, London NW10 4EX**

\*Guide Price  
**£750,000+**

**A Vacant Ten 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 Roundwood Park are within easy reach. Transport links are provided by Harlesden and Willesden Junction underground stations (Bakerloo line) and rail stations.

**Description**  
The property comprises a ten room semi detached house arranged over ground and three upper floors

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

**EPC Rating D**

**Accommodation**  
**Ground Floor**  
Two Reception Rooms  
Kitchen  
Dining Room  
Bathroom

**First Floor**  
Two Bedrooms  
Kitchen  
Bathroom  
WC

**Second Floor**  
Bedroom  
Kitchen

**Third Floor**  
Bedroom (with en suite)



**LOT 22**

**19 St Anns Court, Sunningfields Road, Hendon, London NW4 4QY**

\*Guide Price  
**£300,000+**

**A Vacant Third Floor Two Bedroom Flat**

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

**Tenure**  
Leasehold. The property is held on a 999 year lease from 1st September 2024 (thus approximately **998 years unexpired**).

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

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



LOT **22A**

**Flat 89 Laburnum House, Bradwell Avenue, Dagenham, Essex RM10 7AF**

\*Guide Price  
**£80,000+**

**A Vacant Sixteenth Floor One Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 125 year lease from 27th September 1993 (thus approximately **92 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

**Sixteenth Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from permit parking.

**EPC Rating E**



LOT **23**

**40 Halcot Avenue, Bexleyheath, Kent DA6 7QB**

\*Guide Price  
**£190,000+**

**A Vacant Three Bedroom Semi Detached House**

**Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen/Diner

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.

**EPC Rating C**



LOT **23A**

500-508 High Road, Tottenham,  
London N17 9JF

\*Guide Price  
**£525,000+**



**A Parade of Two Buildings Comprising of Three Retail Units and a Function Suite Let to McDonalds, Savers and Others Producing a Gross Combined Rent of £374,755 (Rising to £387,755 in 2027 and £402,755 in 2030) and a Net Combined Rent of £184,755 (Rising to £197,755 in 2027 and £212,755 in 2030).**

**Description**

The property comprises a parade of two buildings arranged to provide three retail units and a function suite across ground, first and second floors.

**VAT**

VAT is applicable

**Tenure**

Leasehold. Part of the property is held on a head lease that expires in 2032 (thus approximately **6 years unexpired**) at a current ground rent of £190,000 per annum.

**Location**

The property is situated on a popular commercial road close to local shops and amenities. Nearby multiples include Specsavers, Ladbrokes and Poundland. The open spaces of Down Lane Park are within easy reach. Transport links are provided by Tottenham Hale underground (Victoria line) and rail stations.

**Accommodation & Tenancy Schedule**

Property	Floor	Accommodation	Lessee	Lease Term	Current Annual Rent	Notes
500 High Road	Ground & First	Retail Area & Ancillary Space	Individual T/A First Tech Solutions	15 years from 29th September 2010	£20,000	Lease renewal outstanding
502-504 High Road	Ground	Retail Area	McDonald's	22 years from 20th March 2010	£123,505	Rent Review March 2026 Outstanding
502-508 High Road	First and Second	Retail Area	Soffi and Co Limited T/A Classic Restaurant	From 10th September 2021 until 20th March 2032	£150,000	Rising to £163,000 in 2027 and £178,000 in 2030
508 High Road	Ground	Retail Area	Savers	5 years from 22nd January 2024	£81,250	3 yearly rent increases

LOT 24

76 Guy Road, Wallington,  
Surrey SM6 7LY

\*Guide Price  
**£325,000+**

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

**Tenure**  
Freehold

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

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

**EPC Rating** E

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

**First Floor**  
Two Bedrooms  
Bathroom  
Shower Room

**Second Floor**  
Two Bedrooms

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



**Next auction: 27th May & 28th May**

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LOT **24A**

**Penguin House, Lismirrane Industrial Park, Elstree Road, Elstree, Hertfordshire WD6 3EE**

**\*Guide Price  
£5,000,000+**



**A Substantial Commercial Building Arranged to Provide Two Retail Units, a Warehouse and Offices Situated on a Plot of Land Measuring Approximately 2.07 Acres (8,377 sq m) Part Let Producing £111,877 Per Annum**

**Tenure**  
Freehold

**Description**  
The property comprises a substantial commercial building arranged to provide two retail units, a warehouse and offices situated on a plot of land measuring approximately 2.07 Acres (8,377 sq m).

**Location**  
The property is situated on a mixed use road close to local shops and amenities. The open spaces of Aldenham Country Park are within easy reach. Transport links are provided by Elstree & Borehamwood rail station and the M1.

**Tenancy**  
If let at a comparable rate to the current leases, the property has an estimated rental value of £650,000 per annum.

**Exterior**  
The property benefits from approximately 140 car parking spaces.

**Accommodation & Tenancy Schedule**

Property	Floor	Accommodation	Tenancy Details	Current Rent
Retail Unit	Ground	Shop Area	Let to Rebourne Gym for a term of 5 years from 2023	£46,877 Per Annum
Retail Unit	Ground	Shop Area	Let to Firestar Toys for a term of 10 years from 2024	£65,000 Per Annum
Warehouse	Ground	G.I.A Approximately 12,591 sq ft	Vacant	N/A
Ancillary Space	Ground and Mezzanine	G.I.A Approximately 3,233 sq ft	Vacant	N/A
Ancillary Space	Mezzanine	G.I.A Approximately 3,983 sq ft	Vacant	N/A
Offices	First	G.I.A Approximately 9,307 sq ft	Vacant	N/A
Offices	Second	G.I.A Approximately 3,340 sq ft	Vacant	N/A

LOT 25

**Flat 608 The Vista Building, 30 Calderwood Street, Woolwich, London SE18 6JG**

\*Guide Price  
**£150,000+**

**A Vacant Sixth Floor Two Bedroom Flat**

**Location**

The property is situated in the South East London area of Woolwich close to local shops and amenities. The open spaces of Barrack Field are also within close proximity. Transport links are provided by Woolwich Arsenal rail station.

**Tenure**

Leasehold. The property is held on a 150 year lease from 1st January 2004 (thus approximately **127 years unexpired**).

**Accommodation**

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

**Exterior**

The property benefits from an allocated parking space.

**Description**

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

**EPC Rating C**



LOT 25A

**72 Braemar Avenue, Neasden, London NW10 0DL**

\*Guide Price  
**£65,000+**

**A Vacant Ground Floor One Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 29th September 1943 (thus approximately **16 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a private rear garden.

**EPC Rating D**



# LOT 26

**315 Shipbourne Road, Tonbridge,  
Kent TN10 3ER**

\*Guide Price  
**£195,000+**

**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 Longmead Sports Ground are within easy reach. Transport links are provided by Tonbridge rail station.

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

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

**First Floor**  
Two Bedrooms

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



# LOT 27

**28 Portland Road, Bournemouth,  
Dorset BH9 1NQ**

\*Guide Price  
**£150,000+**

**A Vacant Detached Building Arranged to Provide Two Flats (1 x One 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 Queen's Park are within easy reach. Transport links are provided by Bournemouth rail station.

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

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

**Accommodation**  
**Ground & Lower Ground Floor**  
**Flat 1**  
Reception Room (with kitchenette)  
Kitchen  
Three Bedrooms  
Two Bathroom  
Conservatory

**First Floor**  
**Flat 2**  
Reception Room  
Kitchen  
Bedroom  
Bathroom



LOT **28**

**Flat 6 Highwood Court, 975 High Road, Finchley, London N12 8QS**

\*Guide Price  
**£140,000+**

**A First Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £19,800 Per Annum (Reflecting a Gross Initial Yield of 14%)**

**Tenure**

Leasehold. The property is held on a 99 year lease from 13th June 1967 (thus approximately **40 years unexpired**).

**Location**

The property is situated on a main road close to local shops and amenities. The open spaces of Friary Park are within easy reach. Transport links are provided by Totteridge and Whetstone underground station (Northern line) and New Southgate rail station.

**EPC Rating C**

**Description**

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

**Accommodation**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,650 per calendar month.



LOT **28A**

**247A Shakespeare Avenue, Hayes, Middlesex UB4 9AQ**

\*Guide Price  
**£110,000+**

**A Vacant First Floor Two Bedroom Maisonette**

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th March 1953 (thus approximately **26 years unexpired**).

**Location**

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

**Description**

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

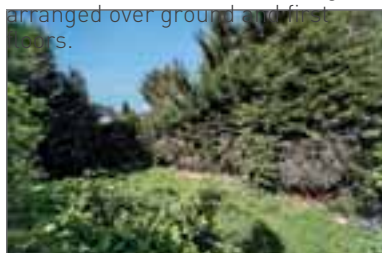
**Accommodation**

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

**Exterior**

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

**EPC Rating D**



LOT 29

22-24 St Andrew Street, Hertford,  
Hertfordshire SG14 1JA

\*Guide Price  
**£260,000+**

**A Vacant Former Public House Currently Arranged as a Lower Ground and Ground Floor Retail Unit with Ancillary Space on the Upper Floors. Offered With Planning Permission for a Ground, First and Second Floor Rear Extension to Provide Three Flats and a Retail Unit. (Works Have Commenced)**

**Tenure**

Freehold

**Location**

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

**Planning**

East Herts Borough Council granted the following planning permission (ref: 3/09/1035/FP) on 25th September 2009 : 'Alteration and conversion to provide 1 no. 1 bedroom flat at ground floor, 2 no. 2 bedroom flats in the upper floors, internal alterations, and alterations to shop front, ground and first floor rear extension (amended scheme)'. Works have commenced.

**Description**

The property comprises a Grade II Listed former public house currently arranged as a lower ground and ground floor retail unit with ancillary space on the upper floors. The property requires a full program of refurbishment.

**Accommodation**

**Lower Ground Floor**  
Cellar

**Ground Floor**

Retail Area

**First Floor**

Three Ancillary Rooms

**Second Floor**

Four Ancillary Rooms

**G.I.A Approximately 2,310 sq ft**

**VAT**

VAT is not applicable



**Note**

The scheme includes a rear extension and internal reconfiguration, providing an attractive opportunity for developers seeking a well-located project.



LOT 30

94 Addison Road, Reading,  
Berkshire RG1 8EG

\*Guide Price  
**£190,000+**

**A Vacant Nine Room End of Terrace Building. 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 Christchurch Meadows are within easy reach. Transport links are provided by Reading rail station.

**Description**

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

**Accommodation**

**Ground Floor**  
Five Rooms

**First Floor**

Four Rooms  
Kitchen  
Two WC's

**Exterior**

The property benefits from gated parking.



**LOT 30A** | 98 Addison Road, Reading, Berkshire RG1 8EG

\*Guide Price  
**£160,000+**

**A Vacant Two Storey Office Building with Two Garages and a Store Room. 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 Christchurch Meadows are within easy reach. Transport links are provided by Reading rail station.

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Two Rooms  
Kitchen  
WC

**Description**

The property comprises a two storey office building with two garages and a store room. The property requires a program of refurbishment.

**First Floor**  
Three Rooms



**LOT 30B** | 96 Addison Road, Reading, Berkshire RG1 8EG

\*Guide Price  
**£40,000+**

**A Vacant Garage/Workshop Situated on a Plot of Land Measuring Approximately 235 sq m (2,529 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)**

**Location**

The site is situated on a mixed use road close to local shops and amenities. The open spaces of Christchurch Meadows are within easy reach. Transport links are provided by Reading rail station.

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Workshop  
Garage/Store Room

**Description**

The property comprises a garage/workshop situated on a plot of land measuring approximately 235 sq m (2,529 sq ft) .



# LOT 31

**6 Week Completion Available or Earlier if Required**  
**Flat 19 Griffin House, 4 Aviation Drive, Colindale, London NW9 5YQ**

\*Guide Price  
**£140,000+**

## 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 Sunny Hill Park are within easy reach. Transport links are provided by Colindale underground station (Northern line) and Hendon 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.

### Tenure

Leasehold. The property is held on a 99 year lease from 25th March 2011 (thus approximately **84 years unexpired**).

### Accommodation

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

### EPC Rating



# LOT 32

**G05 Wallis House, Great West Road, Brentford, Middlesex TW8 0HD**

\*Guide Price  
**£180,000+**

## A Vacant Ground Floor One Bedroom Flat

### Location

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

### Description

The property comprises a ground floor one bedroom flat situated within a substantial corner building arranged over ground and first floors. The property benefits from a concierge and access to a communal gym.

### EPC Rating B

### Tenure

Leasehold. The property is held on a 158 year lease from 29th June 2007 (thus approximately **139 years unexpired**).

### Accommodation

**Ground Floor**  
 Reception Room  
 Kitchen  
 Bedroom  
 Study Room  
 Utility Room  
 Two Bathrooms

**GIA Approximately 76 sqm / 819 sq ft**

### Exterior

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



**LOT 32A** | **80 Flintmill Crescent, Blackheath, London SE3 8LY**

\*Guide Price  
**£150,000+**

**A Vacant Ground Floor One Bedroom Maisonette**

**Tenure**  
Leasehold. The property is held on a 125 year lease from 15th January 1996 (thus approximately **94 years unexpired**).

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

**Description**  
The property comprises a ground floor one bedroom maisonette 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 a private rear garden and communal gardens.

**EPC Rating C**



**LOT 33** | **6 Audley Road, Birmingham, West Midlands B33 9DY**

\*Guide Price  
**£100,000+**

**A Vacant Three Bedroom Semi Detached House. Potential for Side Extension (Subject to Obtaining all Relevant Consents)**

**Tenure**  
Freehold

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

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

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

**First Floor**  
Three Bedrooms

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



**LOT 33A** | 98 Victoria Road North, Southsea,  
Hampshire PO5 1QE

\*Guide Price  
**£290,000+**

**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 Britannia Park are within easy reach. Transport links are provided by Fratton rail station.

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

**EPC Rating** D

**Accommodation**  
**Basement Floor**  
Two Rooms

**Ground Floor**  
Three Reception Rooms  
Kitchen  
Conservatory

**First Floor**  
Three Bedrooms  
Bathroom  
WC

**Second Floor**  
Two Bedrooms



**LOT 34** | 6 Week Completion Available  
1 Mill Row, Birchington,  
Kent CT7 9TT

\*Guide Price  
**£100,000+**

**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 Birchington Promenade are within easy reach. Transport links are provided by Birchington-on-Sea rail station.

**Description**  
The property comprises a three bedroom end of terrace house arranged over lower ground, ground and two upper floors.

**EPC Rating** E

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

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

**First Floor**  
Two Bedrooms

**Second Floor**  
Bedroom

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



# LOT 35

6 Week Completion Available or Earlier if Required  
**Flat 1 Lancaster House, Gunyard Mews, Charlton, London SE18 4GF**

\*Guide Price  
**£140,000+**

### A Vacant Ground Floor Two Bedroom Flat

**Tenure**

Leasehold. The property is held on a 250 year lease from 1st January 2006 (thus approximately **229 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

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

**Exterior**

The property benefits from a rear courtyard garden.

**EPC Rating C**



# LOT 35A

**Flat 3, 10-12 Petworth Road, Haslemere, Surrey GU27 2HR**

\*Guide Price  
**£120,000+**

### 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 Haslemere Recreation Ground are within easy reach. Transport links are provided by Haslemere rail station.

**Description**

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

**Tenure**

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

**Accommodation**

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

**G.I.A Approximately 75 sq m (807 sq ft)**

**EPC Rating D**



**LOT 36**

**Flat 13 Campden Hill Towers, 112 Notting Hill Gate, London W11 3QW**

\*Guide Price  
**£290,000+**

**A Vacant Fifth and Sixth Floor Two Bedroom Split Level Flat**

**Tenure**

Leasehold. The property is held on a 74 year lease from 29th September 1983 (thus approximately **31 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Kensington Garden are within easy reach. Transport links are provided by Notting Hill Gate underground station (Central and Circle lines) and Marylebone rail station.

**Description**

The property comprises a fifth and sixth floor two bedroom split level flat situated within a ground and ten upper floors. The property benefits from lift access and a concierge.

**Accommodation**

**Fifth Floor**  
Reception Room  
Kitchen

**Sixth Floor**  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a private balcony.

**EPC Rating C**



**LOT 37**

**Suite 8 Wesley Chambers, Queens Road, Aldershot, Hampshire GU11 3JD**

\*Guide Price  
**£50,000+**

**A Vacant Second Floor Office Suite**

**Location**

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

**Description**

The property comprises a second floor office suite situated within a substantial character building arranged over ground and two upper floors. The property benefits from disabled and lift access.

**Tenure**

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

**Accommodation**

**Second Floor**  
Office Suite  
Kitchenette  
Bathroom

**G.I.A Approximately 1,045 sq ft**

**Exterior**

The property benefits from allocated parking.



LOT **38**

**76-78 Clapham Park Road, Clapham, London SW4 7BX**

\*Guide Price  
**£400,000+**

**A Ground Floor Double Fronted Retail Unit Subject to a Lease Producing £37,500 Per Annum. (Reflecting a 9.3% Yield on the Guide Price)**

**Tenure**

Leasehold. The property is held on a 125 year lease from 24th March 2006 (thus approximately **105 years unexpired**).

**Description**

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

**VAT**

VAT is not applicable

**Location**

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

**Note**

There is a rent free period of 9 months which the vendor will top up from completion by way of an allowance on completion.



**Accommodation & Tenancy Schedule**

Property	Floor	Accommodation	Lessee	Lease Term	Current Annual Rent	Notes
76-78 Clapham Park Road	Ground	Retail Unit G.I.A Approx 138 sq m	RD Clinics	FRI Lease for a term of 10 years commencing August 2025	£37,500	Break option in the 5th year. Reversion 2035

LOT **38A**

**201 Shackleton Court, Whitley Close, Staines-upon-Thames, Middlesex TW19 7DF**

\*Guide Price  
**Sold Prior**

**A Vacant Second Floor Studio Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 24th March 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 Village Park are within easy reach. Transport links are provided by Heathrow Terminal 4 underground station (Piccadilly line) and Ashford rail station.

**Description**

The property comprises a second floor studio 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**  
Studio Room  
Kitchen  
Bathroom

**EPC Rating E**



# LOT 39

## 168 Cromwell Road, Cambridge, Cambridgeshire CB1 3EQ

\*Guide Price  
**£280,000+**

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

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Coldham's Common 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.

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

**First Floor**  
Two Bedrooms  
Bathroom

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

**EPC Rating** E



# LOT 40

## 76 Greenbank Road, Stoke-on-Trent, Staffordshire ST6 7EY

\*Guide Price  
**£25,000+**

### 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 Victoria Park are within easy reach. Transport links are provided by Longport 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 both front and rear gardens.



LOT **40A**

**10 Dudley Avenue, Whitefield, Manchester,  
Lancashire M45 6BS**

\*Guide Price  
**£55,000+**

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

**Location**

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

**Tenure**

Freehold

**Accommodation**

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

**Description**

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

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

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



LOT **41**

**41 Mount Road, Braintree,  
Essex CM7 3JA**

\*Guide Price  
**£85,000+**

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

**Accommodation**

**Ground Floor**  
Two Reception Room  
Kitchen

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.

**Description**

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



# LOT 42

## 40 Middleton Road, Ilkeston, Derbyshire DE7 4DQ

\*Guide Price  
**£35,000+**

**A Vacant Three Bedroom Semi Detached House. Potential for Side and Rear Extensions (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 Gallows Inn Fields are within easy reach. Transport links are provided by Ilkeston 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  
Separate WC

### First Floor

Three Bedrooms

### Exterior

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



# LOT 42A

## 8 Week Completion Available or Earlier if Required 16 Macoma Terrace, Plumstead, London SE18 2QN

\*Guide Price  
**£375,000+**

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

### Description

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

**EPC Rating D**

### Accommodation

**Ground Floor**  
Two Reception Rooms  
Kitchen  
Utility Room  
WC/Cloakroom

### First Floor

Three Bedrooms  
Bathroom

### Exterior

The property benefits from front and rear gardens.



LOT **43**

**Flat 7, 92A Town Centre, Hatfield,  
Hertfordshire AL10 0JW**

\*Guide Price  
**£150,000+**

**A Vacant Second Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 150 year lease from 21st August 2014 (thus approximately **138 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

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

**EPC Rating C**



LOT **44**

**32D St Julians Road, Kilburn,  
London NW6 7LB**

\*Guide Price  
**£230,000+**

**A Vacant Third Floor One 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 Queen's Park are within easy reach. Transport links are provided by Kilburn underground station (Bakerloo line) and West Hampstead rail station.

**Description**

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

**Accommodation**

**Third Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom



# LOT 45

## 352 Downham Way, Bromley, Kent BR1 5NR

\*Guide Price  
**£185,000+**

### A Vacant Ground Floor One Bedroom Maisonette

#### Location

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

#### Description

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

#### Tenure

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

#### Accommodation Ground Floor

Reception Room  
Kitchen  
Bedroom  
Bathroom

#### Exterior

The property benefits from a rear garden.

**EPC Rating D**



# LOT 45A

## 159 Deighton Road, Huddersfield, West Yorkshire HD2 1JT

\*Guide Price  
**£20,000+**

### 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 Dalton Bank Nature Reserve are within easy reach. Transport links are provided by Deighton rail station.

#### Description

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

#### Accommodation

**Lower Ground Floor**  
Basement/Utility Area

#### Ground Floor

Reception Room  
Dining Room/Kitchen

#### First Floor

Three Bedrooms  
Bathroom

#### Exterior

The property benefits from both front and rear gardens.



LOT **46**

**38B Birkbeck Place, Dulwich,  
London SE21 8JU**

\*Guide Price  
**£175,000+**

**A Vacant Lower Ground Floor One Bedroom Garden Flat**

**Tenure**

Leasehold. The property is held on a 136 year lease from 1st January 1998 (thus approximately **107 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

**Lower Ground Floor**

Reception Room with Open-Plan Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a private rear garden.

**EPC Rating D**



LOT **47**

**49 Wilberforce Road, Doncaster,  
South Yorkshire DN2 4RP**

\*Guide Price  
**£35,000+**

**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 Sandall Park are within easy reach. Transport links are provided by Kirk Sandall 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  
Storage Room

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a front drive and rear garden.



**LOT 47A** | **26A The Parade, Claygate, Esher, Surrey KT10 0NU**

\*Guide Price  
**£135,000+**

**A Vacant First Floor One Bedroom Flat. Potential for a Loft Extension (Subject to Obtaining all Relevant Consents)**

**Tenure**

Leasehold. The property is held on a 125 year lease from 29th September 2007 (thus approximately **106 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from an allocated parking space.



**LOT 48** | **14 The Woodlands, Crystal Palace, London SE19 3EQ**

\*Guide Price  
**£125,000+**

**A Vacant Ground Floor Two Bedroom Flat. Potential to Convert into a Three Bedroom Flat (Subject to Obtaining All Relevant Consents).**

**Tenure**

Leasehold. The property is held on a 125 year lease from 25th March 1978 (thus approximately **77 years unexpired**).

**Location**

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

**EPC Rating D**

**Description**

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

**Accommodation**

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

**Exterior**

The property benefits from a shared courtyard.



**LOT 48A**

**Flat 26 Wallace Court, 300-308 Old Marylebone Road, Marylebone, London NW1 5RH**

\*Guide Price  
**£330,000+**

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

**Tenure**

Leasehold. The property is held on a 999 year lease from 24th June 1977 (thus approximately **950 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

**Fourth Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**EPC Rating D**



**LOT 49**

**77 Copenhagen Road, Gillingham, Kent ME7 4RT**

\*Guide Price  
**£110,000+**

**A Vacant Six Room Mid Terrace House**

**Tenure**

Freehold

**Description**

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

**EPC Rating G**

**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.

**Accommodation**

**Lower Ground Floor**  
Two Rooms

**Ground Floor**

Two Rooms  
Kitchen  
WC

**First Floor**

Two Rooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.



# LOT 50

6 Week Completion Available  
**16 St. Elmo Road, Worthing,  
West Sussex BN14 7EH**

\*Guide Price  
**£170,000+**

### 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 Victoria Park are within easy reach. Transport links are provided by West Worthing 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 Bedroom  
Bathroom

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



# LOT 50A

6 Week Completion Available  
**60 Sherborne Road, Peterborough,  
Cambridgeshire PE1 4RN**

\*Guide Price  
**£100,000+**

### 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 Central Park are within easy reach. Transport links are provided by Peterborough 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  
Conservatory

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating** E



LOT **51**

**6 Week Completion Available or Earlier if Required**  
**Flat 1111, 100 Kingsway, Finchley,**  
**London N12 0EN**

\*Guide Price  
**£130,000+**

**A Vacant Eleventh Floor One Bedroom Flat**

**Location**

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

**Description**

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

**EPC Rating B**

**Tenure**

Leasehold. The property is held on a 125 year lease from 1st July 2002 (thus approximately **101 years unexpired**).

**Accommodation**

**Eleventh Floor**  
 Reception Room  
 Kitchen  
 Bedroom  
 Bathroom

**Exterior**

The property benefits from a balcony, secure underground parking and a 24h concierge.



LOT **52**

**19 Furness Road, Kensal Rise,**  
**London NW10 4QG**

\*Guide Price  
**£350,000+**

**A Mid Terrace Building Arranged to Provide a Vacant Ground Floor Two Bedroom Flat and a First Floor Flat (Sold Off)**

**Tenure**

Freehold

**Location**

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

**Description**

The property comprises a mid terrace building arranged to provide a ground floor two bedroom flat and a first floor flat (sold off).

**Accommodation**

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

**First Floor**

Flat (Sold Off)

**Tenancy**

The first floor flat is sold off on a 125 year lease commencing 24th June 1968 producing a ground rent of £10 per annum.

**EPC Rating C**



# LOT 52A | 19 East Milton Road, Gravesend, Kent DA12 2JL

\*Guide Price  
**Postponed**

**A Ground Floor Commercial Unit Subject to a Lease Producing £12,000 Per Annum Potential for Development (Subject to Obtaining all Relevant Consents)**

#### Location

The property is situated on a mixed use road amongst the local shops and amenities. The open spaces of Riverside Leisure Area are within easy reach. Transport links are provided by Gravesend rail station.

#### Description

The property comprises a mid terrace single story ground floor commercial unit operating as a vape shop.

#### Tenancy

The property is subject to a Tenancy at a passing rent of £1,000 per calendar month.

#### Tenure

Freehold

#### Accommodation

Ground Floor  
Retail Area  
Ancillary Rooms

GIA 21 sq m / 227 sq ft

#### Exterior

The property benefits from a rear courtyard.

**EPC Rating C**



## Next auction: 27th May & 28th May

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LOT **53**

**8 Broadlands Avenue, Streatham Hill,  
London SW16 1NA**

**\*Guide Price  
£1,100,000+**



**A Nine Bedroom Detached HMO Part Let Producing £45,360 Per Annum**

**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 nine bedroom detached house arranged over ground and two upper floors.

**Tenancy**

The property is subject to individual tenancies at a combined rent of £3,780 per calendar month.

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen/Diner  
Conservatory  
Two Letting Rooms  
Bathroom  
Separate WC

**First Floor**

Five Letting Rooms (Three with En-Suite)  
Bathroom

**Second Floor**

Two Letting Rooms  
Bathroom

**Exterior**

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

**On the Instructions of**



**EPC Rating E**

Room 1	AST for a term of 12 months commencing 1st September 2024 (Holding Over)	£1,550 PCM
Room 2	Vacant	N/A
Room 3	AST for a term of 12 months commencing 3rd October 2025	£1,100 PCM
Room 4	AST pending	£800 PCM
Room 5	AST for a term of 12 months commencing 1st April 2025 (Holding Over)	£550 PCM
Room 6	AST for a term of 12 months commencing 3rd January 2026	£800 PCM
Room 7	Vacant	N/A
Room 8	AST for a term of 12 months commencing 1st February 2025 (Holding Over)	£800 PCM
Room 9	Vacant	N/A

**Current Rent Reserved Combined £45,360 Per Annum**

# LOT 53A

## Flat 88 Greenwich Heights, Master Gunner Place, Charlton, London SE18 4NP

\*Guide Price  
**£165,000+**

### A Vacant Tenth Floor Two Bedroom Flat

#### 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 Charlton rail station and the A2.

#### Description

The property comprises a tenth floor two bedroom flat situated within a purpose built block arranged over ground and eleven upper floors. The property benefits from a lift and an on-site gym and sauna.

#### Tenure

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

#### Accommodation

Tenth Floor  
Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

#### Exterior

The property benefits from a private balcony and communal gardens.

#### EPC Rating C



# LOT 54

## 240 Aylsham Road, Norwich, Norfolk NR3 2RG

\*Guide Price  
**£65,000+**

### A Vacant Two Bedroom Mid Terrace House

#### Location

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

#### Tenure

Freehold

#### Accommodation

Ground Floor  
Two Reception Rooms  
Kitchen

#### First Floor

Two Bedrooms (One with En-Suite)  
Bathroom

#### Exterior

The property benefits from a rear garden.



**LOT 54A** | **34 Old Wareham Road, Poole, Dorset BH12 4QR**

\*Guide Price  
**£100,000+**

**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 Verity Park Open Space are within easy reach. Transport links are provided by Parkstone rail station.

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

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

**First Floor**  
Three Bedrooms

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



**LOT 55** | **2 Broomhill Road, Orpington, Kent BR6 0EW**

\*Guide Price  
**£100,000-£200,000**

**A Vacant Ground, First and Second Floor Three Bedroom Split Level Maisonette**

**Tenure**  
Leasehold. The property is held on a 125 year lease from 30th January 2002 (thus approximately **100 years unexpired**).

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

**Description**  
The property comprises a ground, first and second floor three bedroom split level maisonette situated within a detached building arranged over ground, first and second floors.

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

**First Floor**  
Two Bedrooms  
Bathroom

**Second Floor**  
Bedroom

**GIA approx 105 Sq m**

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

**EPC Rating D**



# LOT 55A | 41 St. Albans Road, Dartford, Kent DA1 1TE

\*Guide Price  
**£200,000+**

## A Vacant Two/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 Dartford rail station.

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

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

**Accommodation**  
**Lower Ground Floor**  
Double basement with restricted head room of 1.7m approximately (not measured)

**Ground Floor**  
Reception Room  
Kitchen

**First Floor**  
Two Bedrooms  
Third room is off the master bedroom  
Bathroom

**EPC Rating** D



# LOT 56 | 6 Week Completion Available 75 Godwin Close, Sewardstone Road, Chingford, London E4 7RQ

\*Guide Price  
**£85,000+**

## 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 Gunpowder Pk Country Park are within easy reach. Transport links are provided by Enfield Lock rail station.

**Description**  
The property comprises a first floor one bedroom flat situated within a purpose built block 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 25th December 1985 (thus approximately **58 years unexpired**).

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

**EPC Rating** D



LOT **57**

6 Week Completion Available or Earlier if Required  
**8 Stanley Road, Hornchurch,  
 Essex RM12 4JN**

\*Guide Price  
**£375,000+**

**A Vacant Three Bedroom Detached Chalet Bungalow**

**Location**

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

**Description**

The property comprises a three bedroom detached chalet bungalow arranged over ground and first floors. Plans have been drawn up for the erection of an 8m rear extension, loft and side extensions. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
 Kitchen/Diner  
 Two Bedrooms  
 Conservatory  
 Bathroom

**First Floor**

Bedroom

**Exterior**

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

**EPC Rating E**



LOT **58**

**31 Liden Close, Walthamstow,  
 London E17 8HQ**

\*Guide Price  
**£110,000+**

**A Ground Floor One Bedroom Flat Subject to a Tenancy Producing £18,000 Per Annum**

**Tenure**

Leasehold. The property is held on a 99 year lease from 14th February 1989 (thus approximately **61 years unexpired**).

**Location**

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

**Tenancy**

The property is subject to a company let at a rent of £1,500 per calendar month. The contract has expired. Notice to vacate can be served upon request.

**EPC Rating E**

**Description**

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

**Accommodation**

**Ground Floor**  
 Reception Room  
 Kitchen  
 Bedroom  
 Bathroom

**Exterior**

This property benefits from off street parking and communal gardens.



# LOT 58A

**6 Week Completion Available**  
**4 Berkshire Way, Mitcham,**  
**Surrey CR4 1QT**

\*Guide Price  
**£275,000+**

## 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 Mitcham Common are within easy reach. Transport links are provided by West Croydon overground station and Thornton Heath rail station.

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

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

**First Floor**  
 Three Bedrooms  
 Bathroom

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

**EPC Rating G**



# LOT 59

**6 Week Completion Available or Earlier if Required**  
**Land to the Rear of 69 Cowley Hill, Borehamwood,**  
**Hertfordshire WD6 5LH**

\*Guide Price  
**£100,000+**

## A Plot of Land Measuring Approximately 210 sq m (2,261 sq ft). Offered with Planning Permission for the Erection of a Three Bedroom Dwelling

**Tenure**  
 Freehold

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

**Description**  
 The lot comprises a plot of land measuring approximately 210 sq m (2,261 sq ft).

**Planning**  
 Hertsmere Borough Council granted the following planning permission (ref: 24/1006/FUL) on 19th March 2026 : 'Erection of a single-storey, three-bedroom dwelling with a habitable basement, including associated car parking (amended description).'

**Proposed Accommodation**  
**Lower Ground Floor**  
 Reception Room  
 Kitchen  
 WC  
 Utility Room

**Ground Floor**  
 Three Bedrooms (One with En-Suite)  
 Bathroom



LOT 60

**Abdale Coach House, Abdale Lane, North Mymms, Hatfield, Hertfordshire AL9 7TX**

\*Guide Price  
**£390,000+**

**A Vacant Semi Detached Coach House Offered with Positive Pre-Application Advice for a Ground and First Floor Extension to Create a Four Bedroom Dwelling with a Detached Garage**

**Description**

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

**Planning**

The following pre-planning application has been submitted to Welwyn Hatfield Council (ref: 6/2025/1795/PA) on 13th November 2024 : 'Pre-application advice for a proposed ground and first floor extensions with a detached garage following the conversion of a barnyard into a 1x 4-bedroom self-contained dwelling'. 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 property is situated on a residential road close to local shops and amenities. The open spaces of North Mymms Park are within easy reach. Transport links are provided by Brookmans Park rail station.

**Proposed Accommodation Ground Floor**

Reception Room with Open-Plan Kitchen  
Two Bedrooms  
Utility Room  
Bathroom  
Separate WC

**First Floor**

Reception Room  
Two Bedrooms (Both with En-Suite)

**Exterior**

The property will benefit from a rear and side garden, a detached garage and three parking spaces.



LOT 60A

**7 Lancaster Close, Ramsgate, Kent CT12 6PD**

\*Guide Price  
**£40,000+**

**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 Jackey Bakers Field are within easy reach. Transport links are provided by Ramsgate rail station.

**Description**

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

**Tenure**

Leasehold. A new 125 year lease will be granted on completion at a peppercorn ground rent.

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom



LOT 61

48 Little Ilford Lane, Manor Park, London E12 5PW

\*Guide Price  
£135,000+

**A Vacant Ground Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 29th September 1976 (thus approximately **49 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**

Reception Room

Kitchen

Two Bedrooms

Bathroom

**EPC Rating C**



LOT 61A

Flat 2 Mandarin Court, Mitchellbrook Way, Willesden, London NW10 8PF

\*Guide Price  
£200,000+

**A Ground Floor Two Bedroom Flat Subject to a Periodic Tenancy Producing £16,080 Per Annum**

**Tenure**

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

**Location**

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

**Description**

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

**Accommodation**

**Ground Floor**

Reception Room

Kitchen

Two Bedrooms

Bathroom

**Exterior**

The property benefits from off street parking and communal gardens.

**Tenancy**

The property is subject to a Periodic Tenancy expiring September 2026 at a rent of £16,080 per annum.

**EPC Rating C**



LOT **62**

6 Week Completion Available  
**56 Church Street, Twickenham,  
 Middlesex TW1 3NR**

\*Guide Price  
**£85,000+**

**A VAT Free Investment Comprising a Ground Floor Commercial Unit Let Producing £11,000 Per Annum with Potential Reversionary Value.**

**Location**

The property is situated on a pedestrianised road close to local shops and amenities. The open spaces of York House Gardens are within easy reach. Transport links are provided by Richmond underground station (District line) and Strawberry Hill rail station.

**Description**

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

**Note**

VAT is not applicable

There may be potential for change of use (subject to obtaining all relevant consents).

**Tenure**

Leasehold. The property is held on a lease expiring 28th September 2114. (88 Years Remaining)  
 Peppercorn Ground Rent

**Accommodation**

**Ground Floor**  
 Commercial Unit - 38.77 Sq M (417 Sq Ft)

**Tenancy**

The property is subject to a lease for a term of 10 years commencing 27th October 2020 at a rent of £11,000 per annum. There is a rent review outstanding.



LOT **62A**

6 Week Completion Available  
**57 Church Street, Twickenham,  
 Middlesex TW1 3NR**

\*Guide Price  
**£165,000+**

**A VAT Free Investment Comprising a Ground Floor Commercial Unit Let Producing £21,000 Per Annum with Potential Reversionary Value**

**Location**

The property is situated on a pedestrianised road close to local shops and amenities. The open spaces of York House Gardens are within easy reach. Transport links are provided by Richmond underground station (District line) and Strawberry Hill rail station.

**Description**

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

**Note**

VAT is not applicable

There may be potential for change of use (subject to obtaining all relevant consents).

**Tenure**

Leasehold. The property is held on a lease expiring 28th September 2114. (88 Years Remaining)  
 Peppercorn Ground Rent

**Accommodation**

**Ground Floor**  
 Commercial Unit - 53.8 Sq M (579 Sq Ft)

**Tenancy**

The property is subject to a lease for a term of 5 years commencing 4th July 2024 at a rent of £19,000 per annum. Tenant break clause due July 2026 and the seller has advised the rent will increase to £20,000 per annum in July 2026 and to £21,000 per annum in July 2027. The seller will be topping up the rent.



**LOT 63**

**Flat 27 San House, 50 Bradstock Road, Hackney, London E9 5DL**

**\*Guide Price  
£215,000+**

**A Vacant Second Floor One 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 Victoria Park are within easy reach. Transport links are provided by Homerton overground station and Hackney Downs rail station.

**EPC Rating B**

**Description**

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

**Accommodation**

**Second Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom



**LOT 64**

**165A Darkes Lane, Potters Bar, Hertfordshire EN6 1BW**

**\*Guide Price  
£375,000+**

**A First and Second Floor Five Bedroom Licensed HMO Fully Let Producing £41,400 Per Annum (Reflecting a Gross Initial Yield of 11%).**

**Tenure**

Leasehold. The property is held on a 1089 year lease from 9th November 2004 (thus approximately 1068 years unexpired).

**Location**

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

**Tenancy**

The property is subject to individual tenancies at a combined rent of £41,400 per annum. The vendor is in the process of increasing the rent to £43,200 per annum (resulting in a Gross Yield of 11.5%)

**Description**

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

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Letting Room  
  
**Second Floor**  
Four Letting Rooms  
Bathroom  
Shower Room



LOT **65**

**18 Victoria Square, Truro, Cornwall TR1 2RX**

\*Guide Price  
**£80,000+**

**A Vacant End of Terrace Commercial Building. 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 Victoria Gardens are within easy reach. Transport links are provided by Truro rail station.

**Description**  
The property comprises an end of terrace commercial building 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 vendor.

**Accommodation**  
**Ground Floor**  
Retail Area  
Kitchen  
**First Floor**  
Retail Area  
WC  
**Second Floor**  
Offices  
Kitchenette  
**Total G.I.A Approximately 84 sq m**



LOT **65A**

**18 St. Swithuns Road South, Bournemouth, Dorset BH1 3RQ**

\*Guide Price  
**£285,000+**

**A Semi- Detached Building Arranged to Provide Three Flats (1 x One Bedroom, 2 x Two Bedroom) Part Let Producing £16,200 Per Annum**

**Tenure**  
Freehold

**Description**  
The property comprises a semi-detached building arranged to provide three flats (1 x one bedroom, 2 x two bedroom) over ground and first floors.

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

**Accommodation & Tenancy Schedule**

Property	Floor	Accommodation	Tenancy Details	Current Rent
Flat 1	Ground and First	Two Bedroom Flat	Vacant	N/A
Flat 2	Ground	One Bedroom Flat	AST expiring 30th June 2024 (Holding Over)	£5,400 Per Annum
Flat 3	First	Two Bedroom Flat	AST expiring 11th June 2024 (Holding Over)	£10,800 Per Annum

**Current Rent Reserved Combined £16,200 Per Annum**



# LOT 66

## 23 Corporation Road, Bournemouth, Dorset BH1 4SJ

\*Guide Price  
**£250,000+**

### A Vacant Six Bedroom Double Fronted Mid Terrace House

**Tenure**

Freehold

**Location**

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

**Description**

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

**Accommodation****Ground Floor**

Reception Room  
Kitchen  
Two Bedrooms

**First Floor**

Four Bedrooms  
Bathroom  
Two WC's

**Exterior**

The property benefits from a rear garden.



# LOT 66A

## 97 St. Peters Street, St. Albans, Hertfordshire AL1 3EN

\*Guide Price  
**£250,000+**

### A Ground Floor Retail Unit Subject to a Lease Producing £30,000 Per Annum

**Tenure**

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

**Location**

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

**Description**

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

**Accommodation****Ground Floor**

Retail Unit - 1,018 Sq Ft

**Tenancy**

97 St Peter's Street is subject to a lease for a term of 15 years commencing 20th January 2026 at a rent of £30,000 per annum.



LOT **67**

**298 Bishops Rise, Hatfield,  
Hertfordshire AL10 9QT**

\*Guide Price  
**£170,000+**

**A Vacant Three Bedroom Mid Terrace House. Potential to Convert into a Six Bedroom HMO (Subject to Obtaining all Relevant Consents)**

**Tenure**  
Freehold

**Description**  
The property comprises a three bedroom mid terrace house arranged over ground and first floors. Plans have been drawn up for the erection of a six bedroom 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 Bunchleys Field are within easy reach. Transport links are provided by Hatfield rail station.

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

**First Floor**  
Three Bedroom  
Bathroom  
Separate WC

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

**EPC Rating** E



LOT **68**

**1 Francis Avenue, Southsea,  
Hampshire PO4 0HL**

\*Guide Price  
**£120,000-£180,000**

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

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

**Accommodation**  
**Ground Floor**  
Reception Rooms  
Kitchen  
Bathroom

**First Floor**  
Three Bedrooms  
WC

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

**EPC Rating** D



# LOT 68A | 97 Brighton Road, Godalming, Surrey GU7 1PW

\*Guide Price  
**£220,000+**

## 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 Holloway Hill Recreation Ground are within easy reach. Transport links are provided by Godalming 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 Bedrooms  
Bathroom

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

**EPC Rating D**



# LOT 69 | Asbury Cottage, 1 Cattle Dyke, Gorefield, Wisbech, Cambridgeshire PE13 4NN

\*Guide Price  
**£110,000+**

## A Two/Three Bedroom Semi Detached House Subject to an Assured Shorthold Tenancy Producing £8,220 Per Annum

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Leafere Recreation Ground are within easy reach. Transport links are provided by March rail station and the A47.

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

**EPC Rating E**

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

**First Floor**  
Two/Three Bedrooms (One with an En Suite)

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

**Tenancy**  
The property is subject to an Assured Shorthold Tenancy at a rent of £685 per calendar month.

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



**LOT 70**

**10 Ferrara Close, Darfield, Barnsley, South Yorkshire S73 9RB**

\*Guide Price  
**£190,000+**

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

**Description**  
The property comprises a three bedroom detached bungalow.

**Accommodation**  
**Ground Floor**  
Three Reception Rooms  
Kitchen  
Three Bedrooms  
Conservatory  
Bathroom

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

**EPC Rating** D



**LOT 70A**

**Land Adjacent 1 Southwick Court, Fareham, Hampshire P014 1DB**

\*Guide Price  
**£20,000+**

**A Plot of Land Measuring Approximately 186 sq m (2,001 sq ft). Offered with Planning Permission for the Erection of a Two Bedroom House.**

**Tenure**  
Freehold

**Description**  
The lot comprises a plot of land measuring approximately 186 sq m (2,001 sq ft).

**Planning**  
Fareham Borough Council granted the following planning permission (ref: P/12/0260/DP/A) on 25/09/2013: 'erection of two storey side extension to form two bed dwelling with parking: Renewal Of P/08/0948/Fp - Details Pursuant - Condition 3 (Materials) and Condition 9 (Contamination), subject to conditions.

.A historical Phase 1 Site Investigation document available on the Local Planning Authority website forming part of the 2013 planning documents shows excavation works had already started. Buyers should rely on their own enquiries.

**Location**  
The land is situated on a residential road close to local shops and amenities. The open spaces of South Park are within easy reach. Transport links are provided by Fareham 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 71

**6 Week Completion Available**  
**60 High Street, Woodford, Kettering,**  
**Northamptonshire NN14 4HF**

\*Guide Price  
**£65,000+**

## 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 Woodford Play Area are within easy reach. Transport links are provided by Kettering rail station and the A14.

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

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

**First Floor**  
 Two Bedrooms

**Second Floor**  
 Bedroom

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



# LOT 72

**364 Southampton Road, Eastleigh,**  
**Hampshire SO50 5QH**

\*Guide Price  
**£230,000+**

## A Five Bedroom Mid Terrace HMO Fully Let Producing £31,560 Per Annum (Reflecting a Gross Initial Yield of 13.7%)

**Tenure**  
 Freehold

**Location**  
 The property 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 property comprises a five bedroom mid terrace HMO arranged over ground and first floors.

**EPC Rating C**

**Accommodation**  
**Ground Floor**  
 Kitchen  
 Two Bedrooms  
 Bathroom

**First Floor**  
 Three Bedrooms  
 Bathroom

**Exterior**  
 The property benefits from off street parking.

**Tenancy**  
 The property is subject to individual tenancies at a combined rent of £31,560 per annum.



LOT **73**

**62 St. Illtyds Road, Bridgend,  
Mid Glamorgan CF31 4JY**

\*Guide Price  
**£60,000+**

**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 Newbridge Fields are within easy reach. Transport links are provided by Bridgend rail station.

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

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

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating** D



LOT **74**

**234D High Street, Harlesden,  
London NW10 4TD**

\*Guide Price  
**£160,000+**

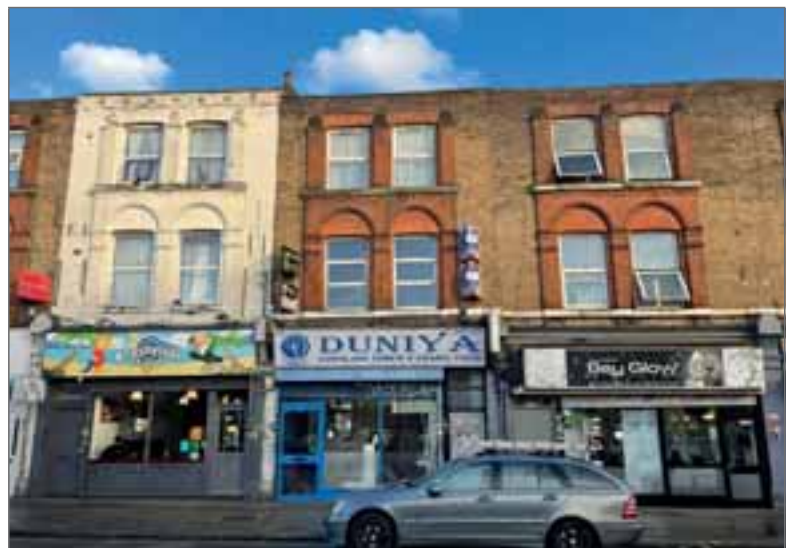
**A Vacant Second Floor One Bedroom Flat**

**Tenure**  
Leasehold. The property is held on a 125 year lease from 25th March 1985 (thus approximately **84 years unexpired**).

**Location**  
The property is situated on a mixed use road close to local shops and amenities. The open spaces of Wormwood Scrubs Open Space are within easy reach. Transport links are provided by Willesden Junction underground and overground station (Bakerloo line) and Stonebridge Park rail station.

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

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



# LOT 75

**214D Church Road, Willesden,  
London NW10 9NP**

\*Guide Price  
**£145,000+**

## A Vacant Second Floor One Bedroom Flat

### Tenure

Leasehold. The property is held on a 125 year lease from 1st August 1988 (thus approximately **87 years unexpired**).

### Location

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Wormwood Scrubs Open Space are within easy reach. Transport links are provided by Willesden Junction underground and overground station (Bakerloo line) and Stonebridge Park rail station.

### Description

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

### Accommodation

#### Second Floor

Reception Room

Kitchen

Bedroom

Bathroom



# LOT 75A

**34-36 High Street, Rushden,  
North Northamptonshire NN10 0PW**

\*Guide Price  
**£500,000+**

## A Mid Terrace Commercial Building Arranged to Provide a Retail Unit and a Gym Fully Let Producing a Combined £38,000 Per Annum (Rising to £58,000 Per Annum in May 2026 Which Would Reflect a Gross Initial Yield of 11.6% on the Guide Price)

### Tenure

Freehold

### Exterior

The property benefits from a large car park to the rear.

### EPC Rating D

### VAT

VAT is applicable

### Location

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Spencer Park are within easy reach. Nearby multiples include; Boots Pharmacy, B&M and Costa Coffee. Transport links are provided by Wellingborough rail station and the A6.

### Accommodation

Total G.I.A Approx 971 sq m

### Accommodation & Tenancy Schedule

Floor	Accommodation	Tenancy	Current Annual Rent
Ground, Part First, Part Second	Retail Unit	Let to Poundstretcher Ltd for a term of 10 years commencing 21st July 2023	£20,000 (Rising to £40,000 May 2026)
First	Gym	Let to Impact Training Club Ltd for a term of 5 years commencing 13th July 2022	£18,000

Current Rent Reserved Combined £38,000



### Description

The property comprises a mid terrace commercial building arranged to provide a ground, part first and part second floor retail unit and a first floor gym.



LOT **76**

**The School House, Brookshill, Harrow, Middlesex HA3 6RP**

\*Guide Price  
**£500,000+**

**A Vacant Three Bedroom Detached House. Potential for Extension to Convert into a Five Bedroom House or an HMO (Subject to Obtaining all Relevant Consents)**

**Tenure**

Freehold

**Description**

The property comprises a three bedroom detached house arranged over ground and first floors. Plans have been drawn to convert the property to a nine bedroom 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 Harrow Weald Park are within easy reach. Transport links are provided by Stanmore underground station (Jubilee line)

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Conservatory  
WC

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

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

**EPC Rating D**



LOT **77**

**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.**

**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

**Location**

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

**Accommodation**

**Ground Floor**

Two Rooms  
Kitchen/Reception  
Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating D**



**LOT 78**

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

\*Guide Price  
**£50,000-£70,000**

**A Second Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £10,772 Per Annum**

**Location**

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

**Description**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £10,772.28 per annum.

**Tenure**

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

**Accommodation**

**Second Floor**  
Studio Room with Kitchenette  
Bathroom

**Note**

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

**EPC Rating D**



**LOT 79**

**Unit 1, 339 London Road, Mitcham, Merton CR4 4BE**

\*Guide Price  
**£150,000+**

**A Two Storey End of Terrace Commercial Building Let Producing £20,000 Per Annum**

**Location**

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

**Description**

The property comprises a two storey end of terrace commercial building arranged to provide a ground floor workshop and first floor ancillary space.

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Workshop

**First Floor**

Ancillary Space

**G.I.A Approximately 2,000 sq ft**

**Tenancy**

The property is subject to a lease for a term of 3 years commencing 1st September 2021 at a rent of £20,000 per annum (Holding Over).



LOT **80**

8 Week Completion Available or Earlier if Required  
**30 Wyvern Road, Purley,  
 Surrey CR8 2NP**

**\*Guide Price  
 £525,000+**



**A Six Bedroom Fully Licensed HMO Let Producing £49,488 Per Annum. Offered With Planning Permission to Extend and Convert the Property into Two Houses. Additional Plans have Been Drawn up for the Property to be Extended and to Create a 13 Room HMO.**

**Description**

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

**Planning**

Croydon Borough Council granted: (ref: 24/03393/FUL) on 12/09/2025 : 'Erection of single storey rear extension and rear dormer loft extension to facilitate the conversion of the existing dwellinghouse into 2 self-contained homes, with subdivision of rear garden, associated landscaping and provision of car parking, cycle and refuse storage.

Additional plans have been drawn up (but not submitted) for the property to be converted into a 13 room HMO involving an 8m rear extension under prior approval and first floor rear and loft extension under permitted development. Buyers should rely on their own enquiries with regards to these plans.

**Tenure**

Freehold

**Tenancy**

The property is subject to individual tenancies producing a combined rent of £4,124 per calendar month.

**Accommodation**

**Ground Floor**  
 Two Letting Rooms  
 Diner  
 Kitchen  
 WC

**First Floor**

Four Letting Rooms (One with En-Suite)  
 Bathroom  
 Separate WC

**Exterior**

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

**Proposed Accommodation**

**House 1**

**Ground Floor**

Through Reception Room  
 Kitchen  
 Study Room  
 WC

**First Floor**

Three Bedrooms (One with En-Suite)  
 Bathroom

**House 2**

**Ground Floor**

Through Reception Room  
 Kitchen  
 Study Room  
 WC

**First Floor**

Three Bedrooms (One with En-Suite)  
 Bathroom

# LOT 80A

## The Bungalow, Sandhurst Lane, Bexhill-on-Sea, East Sussex TN39 4RH

\*Guide Price  
**£140,000+**

### A Vacant Four Bedroom Detached Bungalow

**Tenure**  
Freehold

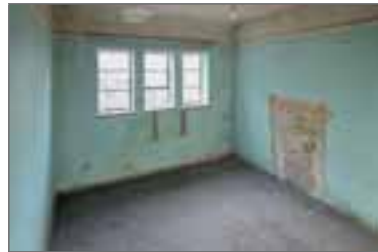
**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Cooden Beach are within easy reach. Transport links are provided by Collington rail station.

**Description**  
The property comprises a four bedroom detached bungalow with a garage. The property requires a program of refurbishment.

**Accommodation**  
**Ground Floor**  
Two Reception Rooms  
Kitchen  
four Bedrooms  
Bathroom  
Separate WC

**Exterior**  
The property benefits from a garage and front, side and rear gardens.

**EPC Rating** G



# LOT 81

## 51 Wood Avenue, Sandiacre, Nottingham, Nottinghamshire NG10 5FX

\*Guide Price  
**£200,000+**

### A Vacant Two Bedroom Semi Detached House. Offered With Planning Permission for the Erection of an Additional House to the Side of the Existing Dwelling

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Springfield Park are within easy reach. Transport links are provided by Attenborough rail station and the M1.

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

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

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

**First Floor**  
Two Bedrooms  
Bathroom

**Planning**  
Erewash Borough Council granted the following planning permission (ref: ERE/1125/0036) on 27/03/2026: 'Erection Of 3 Bedroom New Build Property On Land Adjacent To Number 51 Wood Avenue With Associated Dropped Kerb And Driveway. New Dropped Curb And Driveway Installed For Number 51'.



LOT **82**

**8 The Towers, Southgate, Stevenage, Hertfordshire SG1 1HE**

\*Guide Price  
**£50,000+**

**A Vacant Second Floor One Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 110 year lease from 5th October 1998 (thus approximately **82 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

**Second Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom



LOT **83**

**53 Butter Market, Ipswich, Suffolk IP1 1BJ**

\*Guide Price  
**£160,000+**

**A Mid Terrace Commercial Building Arranged to Provide a Ground Floor Retail Unit with Ancillary Space on the Upper Floors Fully Let to Oxfam Producing £25,000 Per Annum**

**Tenure**

Freehold

**Location**

The property is situated on a pedestrianised road close to local shops and amenities. Nearby multiples include Boots, Caffé Nero and BetFred. The open spaces of Christchurch Park are within easy reach. Transport links are provided by Ipswich rail station.

**Tenancy**

The property is subject to an FRI Lease let to Oxfam for a term of 10 years commencing June 2010 at a rent of £25,000 per annum (Holding over).

**EPC Rating C**

**Description**

The property comprises a mid terrace commercial building arranged to provide a ground floor retail unit with ancillary space on lower ground, first and second floors.

**Accommodation**

**Basement Floor**  
Basement Area  
**Ground Floor**  
Retail Unit  
**First and Second Floors**  
Ancillary Space



# LOT 84

## 32 Luton Road, Toddington, Dunstable, Bedfordshire LU5 6DF

\*Guide Price  
**£140,000+**

### A Vacant Two Bedroom Mid Terrace House

**Tenure**  
Freehold

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

**First Floor**  
Two Bedrooms

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

**EPC Rating** D



# LOT 85

## Flat E53 Du Cane Court, Balham High Road, Balham, London SW17 7JL

\*Guide Price  
**£50,000-£100,000**

### A Vacant Fifth Floor One Bedroom Flat

**Tenure**  
Leasehold. The property is held on a 68 year lease from 25th March 1967 (thus approximately **9 years unexpired**).

**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 Tooting Bec underground station (Northern line) and Wandsworth Common rail station.

**EPC Rating** C

**Description**  
The property comprises a fifth floor one bedroom flat situated within a purpose built building arranged over ground and seven upper floors. The property benefits from lift access.

**Accommodation**  
**Fifth Floor**  
Reception Room  
Kitchen  
Bedroom  
Utility Room  
Bathroom  
Separate WC



# LOT 85A

**Flat F, 40 Powis Square, Kensington and Chelsea, London W11 2AY**

\*Guide Price  
**£285,000+**

**A Vacant Fourth Floor One 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 Kensington Gardens are within easy reach. Transport links are provided by Westbourne Park underground station (Circle line) and Shepherds Bush rail station.

**EPC Rating D**

**Description**

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

**Accommodation**

**Fourth Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom



# LOT 86

**79 Danbrook Road, Streatham, London SW16 5JY**

\*Guide Price  
**£220,000+**

**A First and Second Floor Three Room Maisonette Subject to a Periodic Tenancy Producing £19,500 Per Annum**

**Tenure**

Leasehold. The property is held on a 175 year lease from The 25th March 2006 (thus approximately 155 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 Streatham Common rail station.

**Description**

The property comprises a first and second floor three room maisonette situated within a mid terraced building arranged over ground and two upper floors .

**Note**

Section 5(b) Notices under the Landlord & Tenant Act 1987 have been served by the freeholder.

**Accommodation**

**First Floor**  
Three Rooms  
Kitchen  
Bathroom

**Second Floor**  
Semi Loft Conversion

**Exterior**

The property benefits from a private rear garden.

**Tenancy**

The property is subject to a Periodic Tenancy at a rent of £1,625 per calendar month.

**EPC Rating E**



# LOT 87

**6 Week Completion Available**  
**Flat 2, 7 Dunheved Road South, Thornton Heath, Croydon CR7 6AD**

\*Guide Price  
**£115,000+**

### A Vacant First Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 99 year lease from 17th June 1988 (thus approximately **61 years unexpired**).

#### Location

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

#### Description

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

#### Accommodation

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

**EPC Rating D**



# LOT 87A

**173 Invicta Road, Sheerness, Kent ME12 2SU**

\*Guide Price  
**£130,000-£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 Sheerness Beach Park are within easy reach. Transport links are provided by Sheerness-on-Sea rail station.

#### Description

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

#### Accommodation

**Ground Floor**  
 Two Reception Rooms  
 Kitchen

#### First Floor

Two Bedrooms  
 Bathroom

#### Exterior

The property benefits from a rear garden.

**EPC Rating C**



LOT **88**

**1 Manor Road, Gravesend,  
Kent DA12 1AA**

\*Guide Price  
**£325,000+**

**A Part-Vacant End of Terrace Commercial Building Arranged to Provide a Ground Floor Former Public House with Four Letting Rooms on the First Floor which are Fully Let Producing £28,800 Per Annum. Potential for Re-Development (Subject to Obtaining all Relevant Consents)**

**Location**

The property occupies a prominent position, benefiting from excellent visibility and accessibility. It is conveniently located close to a wide range of local shops and amenities. Nearby transport links are provided by Gravesend railway station which offers high-speed trains into central London.

**Description**

The property comprises an end of terrace commercial building arranged to provide a vacant ground floor former public house with four letting rooms on the first floor.

**EPC Rating C**

**Tenure**

Freehold. The Title also includes the Freehold for the adjoining building 12 Windmill Street.

**Accommodation**

**Lower Ground Floor**

Large Cellar

**Ground Floor**

Main Bar/Restaurant Area

Kitchen Area

Male & Female WC's

**First Floor**

Four Letting Rooms

Bathroom

**NIA 2,388 sq ft / 221.85 sq m**

**Tenancy**

The Letting Rooms are tenanted on a room by room basis, all rooms occupied at a combined rent of £2,400 per calendar month per room.



LOT **88A**

**36 Dilcock Way, Coventry,  
West Midlands CV4 8BX**

\*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 Plants Hill Wood are within easy reach. Transport links are provided by Tile Hill rail station.

**Description**

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

**EPC Rating F**

**Accommodation**

**Ground Floor**

Reception Room

Kitchen

WC

**First Floor**

Three Bedrooms

Bathroom

**Exterior**

The property benefits from both front and rear gardens.

**Note**

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



# LOT 89

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

\*Guide Price  
**£100,000+**

**A Plot of Land Measuring Approximately 88 sq m (947 sq ft). Offered With Planning Permission for the Erection of a Two Storey House**

### Location

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

### Description

The lot comprises a plot of land measuring approximately 88 sq m (947 sq ft). Plans have been drawn up for the erection of a mid terrace house.

### Planning

Enfield Borough Council granted the following planning permission (ref: 26/00076/FUL) on 26th March 2026 : 'Subdivision of site and erection of a 2 storey terraced dwellinghouse'.

### 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 90

## 69 Prestedge Avenue, Ramsgate, Kent CT11 7BT

\*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 Dumpton Gap are within easy reach. Transport links are provided by Dumpton Park rail station.

### Description

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

### Note

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

### Accommodation

#### Ground Floor

Reception Room  
Kitchen  
Bathroom

#### First Floor

Three Bedroom

### Exterior

The property benefits from both front and rear gardens.

### EPC Rating C



**LOT 90A** | 151 Priory Road, Southampton, Hampshire SO17 2JX

\*Guide Price  
**£130,000+**

**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 Riverside Park are within easy reach. Transport links are provided by St Denys rail station.

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

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

**First Floor**  
Two Bedrooms  
Bathroom

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



**LOT 91** | Flat 701 Signal Building, Station Approach, Hayes, Middlesex UB3 4FG

\*Guide Price  
**£150,000+**

**A Seventh Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £23,400 Per Annum (Reflecting a Gross Initial Yield of 15.6%)**

**Tenure**  
Leasehold. The property is held on a 124 year lease from 9th November 2007 (thus approximately 106 years unexpired).

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

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

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

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

**Exterior**  
The property benefits from a private balcony.

**EPC Rating B**



**LOT 92**

**21 Palace Street, Bolton,  
Lancashire BL1 2DR**

\*Guide Price  
**£82,000+**

**A Vacant Semi Detached Commercial Building Arranged to Provide Offices and a Workshop. Potential to Convert into Flats / HMO (Subject to Obtaining all Relevant Consents)**

**Tenure**

Leasehold. The property is held on a 5,000 year lease from March 1868 (thus approximately **4,832 years unexpired**).

**Location**

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

**Description**

The property comprises a semi detached commercial building arranged to provide offices and a workshop over lower ground, ground and first floors.

**Accommodation**

**Lower Ground Floor**  
Basement Room

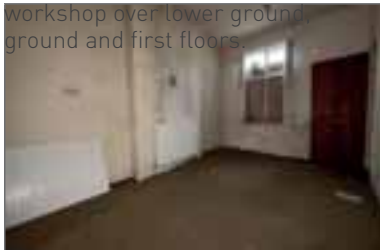
**Ground Floor**

Five Rooms  
Bathroom  
Separate WC

**First Floor**

Three Rooms  
WC

**G.I.A Approximately 118 sq m  
(1,270 sq ft)**



**LOT 92A**

**Flat 370 Park West, Edgware Road, Paddington,  
London W2 2QS**

\*Guide Price  
**£185,000+**

**A Well Located Vacant Fifth Floor Studio Flat**

**Tenure**

Leasehold. The property is held on a 215 year lease from 25th December 1978 (thus approximately **168 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

**Fifth Floor**  
Studio Room  
Kitchen  
Bathroom

**EPC Rating C**



LOT 93

**Flat 39 Gladstone House, Sadler Close, Mitcham, Surrey CR4 3EJ**

\*Guide Price  
**£85,000-£115,000**

**A Second Floor One Bedroom Flat Let Producing £14,400 Per Annum (Reflecting a 13% Yield on the Guide Price)**

**Tenure**

Leasehold. The property is held on a 125 year lease from 16th February 2023 (thus approximately **122 years unexpired**).

**Location**

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

**Description**

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

**Accommodation**

**Second Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom/WC  
Separate WC

**Exterior**

The block benefits from communal gardens and a private terrace.

**Tenancy**

The property is currently let at a rent of £1,200 per calendar month.

**Note**

The property is occupied and rent is being received. A copy of the tenancy agreement is not available.

**EPC Rating C**



LOT 94

**Flat B 14 Oliver Grove, South Norwood, London SE25 6EJ**

\*Guide Price  
**£125,000-£150,000**

**A Vacant First Floor Studio Flat**

**Tenure**

Leasehold. The property is held on a 189 year lease from 8th March 1979 (thus approximately **142 years unexpired**).

**Location**

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

**Description**

The property comprises a first floor studio flat situated within a semi detached building arranged over lower ground, raised ground and two upper floors. The property requires a program of refurbishment.

**Accommodation**

**First Floor**  
Studio Room  
Kitchen  
Bathroom



LOT 95

### Flat 7 Hayesend House, Blackshaw Road, Tooting, London SW17 0DH

\*Guide Price  
**£200,000+**

#### 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 Garratt Park are within easy reach. Transport links are provided by Haydons Road rail station.

**Description**

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

**EPC Rating C**

**Tenure**

Leasehold. The property is held on a 125 year lease from 21st July 1989 (thus approximately **88 years unexpired**).

**Accommodation**

**Second Floor**  
Open Plan Reception/Kitchen  
Two Bedrooms  
Bathroom  
Separate WC

**Exterior**

The property benefits from a balcony.



LOT 95A

### 3 Heol Yr Ysgol, Ebbw Vale, Gwent NP23 6QP

\*Guide Price  
**£40,000+**

#### 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 Eugene Cross Park are within easy reach. Transport links are provided by Ebbw Vale Town 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 F**



LOT 96

123 Marine Parade, Sheerness, Kent ME12 2BX

\*Guide Price  
**£240,000+**

**A Vacant Two/Three Bedroom Detached House**

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road, conveniently located close to local shops and amenities. It enjoys views towards Sheerness Beach, adding to its appeal. Transport links are provided by Sheerness-on-Sea rail station.

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

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

**First Floor**  
Two Bedrooms  
Third Bedroom currently used as a dressing area  
Bathroom

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

**EPC Rating** D



LOT 97

196 Bilsby Lodge, Chalklands, Wembley, Middlesex HA9 9DY

\*Guide Price  
**£150,000+**

**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 98

**6 Week Completion Available**  
**22 Barnet Way, Worthing,**  
**West Sussex BN13 2QR**

\*Guide Price  
**£185,000+**

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

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

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

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating** C



# LOT 99

**Flat 106 Alpha House, Broad Street, Northampton,**  
**Northamptonshire NN1 2HS**

\*Guide Price  
**£100,000+**

### A Vacant Second Floor Three Bedroom Flat

**Location**  
The property is situated in Northampton City Centre close to local shops and amenities. The open spaces of The Racecourse Park are within easy reach. Transport links are provided by Northampton rail station.

**Description**  
The property comprises a second floor three bedroom flat situated within a purpose built block arranged over ground and six upper floors. The property benefits from lift access and gym facilities.

**EPC Rating** C

**Tenure**  
Leasehold. The property is held on a 125 year lease from 1st January 2007 (thus approximately **105 years unexpired**).

**Accommodation**  
**Second Floor**  
Reception Room with Open-Plan Kitchen  
Three Bedrooms (Two with En-Suites)  
Bathroom

**Exterior**  
The property benefits from secure underground parking.



LOT **100**

**Larches, 159A Thetford Road, Brandon, Suffolk IP27 0DF**

\*Guide Price  
**£230,000+**

**A Vacant Three Bedroom Detached Bungalow. Potential to Erect Multiple Dwellings on the Surrounding Land (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 Brandon Country Park are within easy reach. Transport links are provided by Brandon rail station.

**Description**

The property comprises a three bedroom detached bungalow.

**Note**

The seller has advised that the land adjacent is available for sale via a separate negotiation, further information is available upon request. For any enquires regarding this, please email [max@auctionhouselondon.co.uk](mailto:max@auctionhouselondon.co.uk).

**EPC Rating D**

**Tenure**

Freehold

**Accommodation**

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

**Exterior**

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



LOT **100A**

**By Order of the LPA Receivers  
128D Lower Addiscombe Road, Croydon, Surrey CR0 6AE**

\*Guide Price  
**£150,000+**

**A Second 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 12th 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 Lloyd Park are within easy reach. Transport links are provided by West Croydon overground station and East Croydon rail station.

**EPC Rating E**

**Description**

The property comprises of a self-contained second floor flat forming part of a converted semi-detached detached property.

**Accommodation**

**Second Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Tenancy**

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



# LOT 101

By Order of the LPA Receivers  
**128C Lower Addiscombe Road, Croydon,  
Surrey CR0 6AE**

\*Guide Price  
**£130,000+**

### A First Floor One Bedroom Flat Subject to an Unknown Occupancy

#### Tenure

Leasehold. The property is held on a 125 year lease from 12th 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 Lloyd Park are within easy reach. Transport links are provided by West Croydon overground station and East Croydon rail station.

#### Note

The property is subject to an unknown occupancy. Prospective purchasers must undertake their own enquiries regarding the occupancy status and should rely on their own enquiries.

#### Description

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

#### Accommodation

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**EPC Rating C**



# LOT 102

By Order of the LPA Receivers  
**128B Lower Addiscombe Road, Croydon,  
Surrey CR0 6AE**

\*Guide Price  
**£135,000+**

### A Ground Floor One Bedroom Flat Subject to an Unknown Occupancy

#### Tenure

Leasehold. The property is held on a 125 year lease from 17th 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 Lloyd Park are within easy reach. Transport links are provided by West Croydon overground station and East Croydon rail station.

#### Tenancy

The property is subject to an unknown occupancy. Prospective purchasers must undertake their own enquiries regarding the occupancy status and should rely on their own enquiries.

#### Description

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

#### Accommodation

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

#### Note

The seller has advised that the Section 8 notice has been served.

**EPC Rating C**



# LOT 103

By Order of the LPA Receivers  
**17 Oakfield Court 252 Pampisford Road, South Croydon,  
 Surrey CR2 6DD**

\*Guide Price  
**£170,000+**

**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 999 year lease from 25th March 1997 (thus approximately **970 years unexpired**).

**Location**

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

**Description**

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

**Note**

The seller has advised that the Section 8 notice has been served.

**Accommodation**

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

**Exterior**

The property benefits from a private front garden, communal gardens, a garage and allocated parking.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 1st May 2022 at a rent of £1,750 per calendar month (Holding Over).

**EPC Rating C**



# LOT 104

By Order of the LPA Receivers  
**Flat 5 Neville Court, 33 Canning Road, Croydon,  
 Surrey CR0 6QE**

\*Guide Price  
**£70,000-£90,000**

**A Second Floor One Bedroom Flat Subject to an Unknown Occupancy**

**Tenure**

Share of Freehold. The property is held on a 99 year lease from 25th March 1969 (thus approximately **42 years unexpired**).

**Location**

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

**Description**

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

**Exterior**

The property benefits from a garage.

**Accommodation**

**Second Floor**  
 Reception Room  
 Kitchen  
 Bedroom  
 Bathroom

**Tenancy**

The property is subject to an unknown occupancy. Prospective purchasers must undertake their own enquiries regarding the occupancy status and should rely on their own enquiries.

**Note**

The seller has advised that the Section 8 notice has been served.

**EPC Rating D**



# LOT 105

By Order of the LPA Receivers  
**Flat 3 28 Clyde Road, Croydon,  
Surrey CR0 6SU**

\*Guide Price  
**£130,000+**

## A Ground Floor One Bedroom Flat Subject to an Unknown Occupancy

### Tenure

Leasehold. The property is held on a 189 year lease from 24th June 1986 (thus approximately **149 years unexpired**).

### Location

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

### Description

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

### Accommodation

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

### Exterior

The property benefits from a communal garden.

### Tenancy

The property is subject to an unknown occupancy. Prospective purchasers must undertake their own enquiries regarding the occupancy status and should rely on their own enquiries.

### EPC Rating D



# LOT 106

**20 Kings Court, Kings Drive, Wembley,  
Middlesex HA9 9ES**

\*Guide Price  
**£60,000+**

## A Vacant First Floor Two Bedroom Flat

### Tenure

Leasehold. The property is held on a 57 year lease from 9th September 1974 (thus approximately **6 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 Chalkhill Park are within easy reach. Transport links are provided by Wembley Park underground station (Jubilee line) and Wembley Stadium rail station.

### Description

The property comprises a 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

### Exterior

The property benefits from communal gardens.

### EPC Rating C



LOT **107**

**Flat 20 Carfax House, 4 Worcester Close, Penge, London SE20 8FL**

\*Guide Price  
**£170,000+**

**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 South Norwood Lake are within easy reach. Transport links are provided by Anerley rail station.

**Description**

The property comprises a first 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 2010 (thus approximately **108 years unexpired**).

**Accommodation**

**First Floor**  
Open Plan Reception/Kitchen  
Bedroom  
Bathroom



LOT **108**

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

\*Guide Price  
**£130,000+**

**A Ground Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £16,800 Per Annum (Reflecting a Gross Initial Yield of 12.9%)**

**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 109**

**100 Ellesmere Avenue, Mill Hill,  
London NW7 3HD**

**\*Guide Price  
£180,000+**

**A Vacant First Floor One Bedroom Maisonette**

**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 Broadway rail station.

**Description**

The property comprises a first floor one bedroom maisonette 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 99 year lease from 24th June 1961 (thus approximately **34 years unexpired**).

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**EPC Rating D**



**LOT 110**

**Flat 8, 65 Ladbroke Grove, Notting Hill,  
London W11 2PD**

**\*Guide Price  
£450,000+**

**A Vacant First Floor Two Bedroom Flat**

**Location**

The property is situated in the highly sought after area of Ladbroke Grove. The open spaces of Portobello Green and Notting Hill Park are both within easy reach. Transport links are provided by Ladbroke Grove underground station (Hammersmith & City line and Circle line) which is just a short walk away.

**Description**

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

**Exterior**

The property benefits from a balcony.

**Tenure**

Leasehold. The property is held on a 99 year lease from 31st October 1969 (thus approximately **42 years unexpired**).

**Accommodation**

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

**On the Instructions of**



# LOT 110A

## Garage at 61 Moatfield Road, Bushey, Hertfordshire WD23 3BP

\*Guide Price  
**£5,000+**

### A Vacant Single Storey Lock Up Garage

#### Tenure

Share of Freehold. The property is held on a 900+ year lease.

#### Location

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

#### Description

The property comprises a single storey lock up garage



# LOT 111

## 70 Dutton Lane, Eastleigh, Hampshire SO50 6AB

\*Guide Price  
**£230,000+**

### A Three Bedroom Mid Terrace HMO Fully Let Producing £31,500 Per Annum (Reflecting a Gross Initial Yield of 13.6%)

#### Tenure

Freehold

#### Location

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

#### Description

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

#### EPC Rating C

#### Accommodation

##### Ground Floor

Two Reception Rooms  
Kitchen

##### First Floor

Three Bedrooms  
Bathroom

#### Exterior

The property benefits from a rear garden.

#### Tenancy

The property is subject to individual tenancies at a rent of £2,625 per calendar month.



# LOT 112 | 32 Moor Lane, Martin, Lincoln, Lincolnshire LN4 3RB

\*Guide Price  
**£35,000+**

## A Vacant Two Bedroom Semi Detached Bungalow

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. Numerous green open spaces are within easy reach. Transport links are provided by Hykeham rail station and the A15.

**Description**  
The property comprises a two bedroom semi detached bungalow.

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

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

**EPC Rating** F



# LOT 112A | 6 Week Completion Available 59A Park Lane, Carshalton, Surrey SM5 3EE

\*Guide Price  
**£130,000+**

## A Vacant First Floor Two Bedroom Flat

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

**Tenure**  
Leasehold. The property is held on a 99 year lease from 25th March 1959 (thus approximately 32 years unexpired).

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

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



**LOT 113** | **7 Marlborough 38-40 Maida Vale, London W9 1RW**

\*Guide Price  
**£400,000+**

**A Well Located 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 Paddington Recreation Ground are within easy reach. Transport links are provided by Maida Vale underground station (Bakerloo line).

**Description**

The property comprises a first floor two bedroom flat situated within a purpose built block arranged over ground and six upper floors. The property benefits from lift access and an on-site porter.

**EPC Rating C**

**Tenure**

Leasehold. The property is held on a 99 year lease from 24th June 1964 (thus approximately **37 years unexpired**).

**Accommodation**

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

**Exterior**

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



**LOT 114** | **11 Abbey Court, St. Martins Way, Battle, East Sussex TN33 0TZ**

\*Guide Price  
**£100,000-£130,000**

**A Ground Floor Two Bedroom Retirement Flat Subject to a Tenancy Producing £12,000 Per Annum**

**Location**

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

**Description**

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

**Note**

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

**EPC Rating D**

**Tenure**

Leasehold. The property is held on a 99 year lease from 24th June 1986 (thus approximately **59 years unexpired**).

**Accommodation**

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

**Exterior**

The property benefits from access to a laundry room, communal gardens, an onsite manager & 24 hour emergency Appello system.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing April 2026 at a rent of £1,000 per calendar month.



LOT **115**

**22 Ravens Lane, Bramford, Ipswich,  
Suffolk IP8 4EJ**

\*Guide Price  
**£100,000+**

**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 Bramford Meadow are within easy reach. Transport links are provided by Ipswich rail station.

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

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

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

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating** D



LOT **115A**

**The Bell, 41 Frogmoor, High Wycombe,  
Buckinghamshire HP13 5DQ**

\*Guide Price  
**£425,000+**

**A Vacant End of Terrace Grade II Commercial Building Arranged to Provide a Ground Floor Former Public House with Six Bedrooms on the First Floor. Potential for Re-Development (Subject to Obtaining all Relevant Consents)**

**Location**  
The property occupies a prominent position, offering good visibility and accessibility. It is located close to a range of local shops and amenities. The nearby Chilterns Shopping Centre has planning permission for redevelopment to deliver over 300 residential units, alongside retained retail space. Buckinghamshire New University is also within close proximity. Strong transport connections are available via High Wycombe railway station.

**Description**  
The property comprises a substantial end of terrace Grade II Listed former public house arranged over two floors. The first floor is separately accessed and has six bedrooms.

**EPC Rating** Multiple  
Commercial - B Rating  
Accommodation - E Rating

**Tenure**  
Freehold

**Accommodation**  
**Ground Floor**  
Main Bar/Restaurant Area  
Kitchen  
Beer Store  
Male & Female WC's  
Rear access to yard  
**Approx. 1,607 sq ft / 149.31 sq m**

**First Floor**  
Side separate access to:  
Six Bedrooms  
Five En-suites (part finished)  
Kitchenette  
**Approx. 796 sq ft / 73.98 sq m**  
**GIA 2,403 sq ft / 223.26 sq m**

**Exterior**  
Rear parking/garden area that has a temporary structure which can be easily removed.

**Note**  
The property is subject to VAT.



Joint Auctioneers



LOT **116**

**34C Harmer Street, Gravesend,  
Kent DA12 2AX**

\*Guide Price  
**£100,000+**

**A First Floor One Bedroom Flat Subject to a Periodic Tenancy  
Producing £9,000 Per Annum**

**Tenure**

Leasehold. The property is held on a 99 year lease from 1st February 2021 (thus approximately **93 years unexpired**).

**Location**

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

**Tenancy**

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

**EPC Rating E**

**Description**

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

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom



LOT **117**

**73 Copperfield, Chigwell,  
Essex IG7 5NH**

\*Guide Price  
**£165,000+**

**A Vacant Raised Ground and First Floor Two Bedroom Split  
Level Maisonette**

**Location**

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

**Description**

The property comprises a raised ground and first floor two bedroom split level maisonette situated within a purpose built block arranged over ground and four upper floors. We understand the building is of non-standard construction.

**EPC Rating C**

**Tenure**

Leasehold. The property is held on a 125 year lease from 10th December 1997 (thus approximately **96 years unexpired**).

**Accommodation**

**Raised Ground Floor**  
Reception Room  
Kitchen

**First Floor**

Two Bedrooms  
Bathroom  
Separate WC

**Exterior**

The property benefits from a balcony.



# LOT 118

## Flat 83 Peverel House, Stour Road, Dagenham, Essex RM10 7HZ

\*Guide Price  
**£135,000+**

### A Fifteenth Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £16,200 Per Annum

#### Tenure

Leasehold. The property is held on a 125 year lease from 19th January 2009 (thus approximately **107 years unexpired**).

#### Location

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

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £16,200 per annum.

#### Description

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

#### Accommodation

**Fifteenth 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 E**



# LOT 119

## Flat 6 Emma Court, 142 Maidstone Road, Rochester, Kent ME1 3EA

\*Guide Price  
**Withdrawn**

### A First Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £10,200 Per Annum

#### Tenure

Leasehold. The property is held on a 125 year lease from 24th June 2006 (thus approximately 105 years unexpired).

#### Location

The property is situated on a residential road close to shops and amenities of Rochester town centre. Numerous green open spaces are within easy reach. Transport links are provided by Rochester rail station and the M2.

#### Description

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

#### Accommodation

**First Floor**  
Studio Room  
Kitchen  
Bathroom

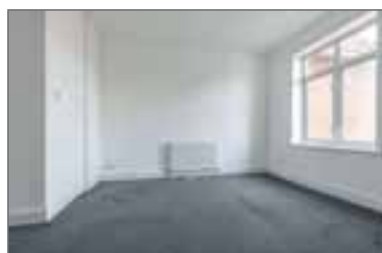
#### Exterior

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

#### Tenancy

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

**EPC Rating C**



LOT **120**

**3 Row Beech Cottages, Watling Street, Kensworth, Dunstable, Bedfordshire LU6 3QT**

\*Guide Price  
**£150,000+**

**A Vacant Two Bedroom Mid Terrace House**

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. There are numerous green open spaces easy reach. Transport links are provided by the M1 to the East and Luton 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 a rear garden.

**EPC Rating** D



LOT **120A**

**33 Boundary Road, Ramsgate, Kent CT11 7NE**

\*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 Boundary Park are within easy reach. Transport links are provided by Ramsgate 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 courtyard rear garden.

**EPC Rating** G



# LOT 121

## Flat 31 Tavistock Court, Tavistock Square, Bloomsbury, London WC1H 9HE

\*Guide Price  
**£120,000+**

### A Vacant Third Floor Studio Flat Measuring Approximately 370 Sq Ft

#### Tenure

Leasehold. The property is held on a 45 year lease from 6th February 1987 (thus just under **7 years unexpired**).

#### 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.

#### EPC Rating C

#### Description

The property comprises a third floor studio flat situated within a purpose built block arranged over ground and eight upper floors. Potential for reconfiguration (subject to obtaining all relevant consents).

#### Accommodation

**Third Floor**  
Studio Room  
Kitchen  
Bathroom  
Store Room



# LOT 122

## 52-54 Queen Street, Blackpool, Lancashire FY1 2AY

\*Guide Price  
**£625,000+**

### A Substantial Corner Building Arranged to Provide Five Flats (2 x Two Bedroom, 1 x Three Bedroom, 2 x Four Bedroom) Let to a Social Housing Company Producing £80,621 Per Annum (Reflecting a Gross Initial Yield of 12.9%)

#### Tenure

Freehold

#### Location

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

#### Description

The property comprises a corner building arranged to provide five flats (2 x two bedroom, 1 x three bedroom, 2 x four bedroom) arranged over lower ground, ground and three upper floors. The property has been recently refurbished.

#### Tenancy

The property is let on a 20 year FRI index linked lease to a social housing company at a rent of £80,621 per annum.

#### Accommodation

**Lower Ground Floor**  
Two Bedroom Flat

#### Ground Floor

Three Bedroom Flat

#### First Floor

Three Bedrooms Flat

#### Second Floor

Four Bedroom Flat

#### Third Floor

Two Bedroom Flat

#### EPC Rating

Flat 1 - C  
Flat 2 - C  
Flat 3 - B  
Flat 4 - C  
Flat 5 - C



LOT **123**

**4 Westglade Court, Woodgrange Close, Harrow, Middlesex HA3 0XQ**

\*Guide Price  
**£140,000-£175,000**

**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 **124**

**23 Cherrett Court 557 Ringwood Road, Ferndown, Dorset BH22 9FE**

\*Guide Price  
**£5,000+**

**A Vacant First Floor One Bedroom Retirement Flat**

**Location**

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

**Description**

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

**Note**

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

**Tenure**

Leasehold. The property is held on a 125 year lease from 1st January 2010 (thus approximately **108 years unexpired**).

**Accommodation**

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

**Exterior**

The property benefits from a private balcony.

**EPC Rating B**



# LOT 125

## Flat 26 Columbus House, The Compass, Southampton, Hampshire SO14 5BQ

\*Guide Price  
**£100,000+**

### A Fourth Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £14,400 Per Annum

#### Tenure

Leasehold. The property is held on a 125 year lease from 1st September 2009 (thus approximately **108 years unexpired**).

#### Location

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

#### Description

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

#### Accommodation

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

#### Exterior

The property benefits from off street parking.

#### Tenancy

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

#### EPC Rating B



# LOT 126

## By Order of the LPA Receivers Flat 1 Regatta Point, 1 Manilla Street, Canary Wharf, London E14 8JZ

\*Guide Price  
**Postponed**

### A Vacant First Floor One Bedroom Flat

#### Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2000 (thus approximately **99 years unexpired**).

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Sir John McDougall Gardens are within easy reach. Transport links are provided by Heron Quays Station DLR station and Limehouse rail station.

#### Description

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

#### Note

Please note that all registered bidders will need to be approved by the seller prior to bidding.

#### Accommodation

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

#### Exterior

The property benefits from a private balcony.

#### EPC Rating C

#### On the Instructions of



LOT **127**

**Flat 54 Regatta Point, 38 Kew Bridge Road, Brentford, Middlesex TW8 0EB**

\*Guide Price  
**£265,000+**

**A Vacant Fifth Floor One Bedroom Flat with River Views and an Allocated Parking Space**

**Location**

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

**Description**

The property comprises a fifth floor one bedroom flat situated within a purpose built block arranged over ground and six upper floors. The property benefits from access to a gym, sauna and on-site porter.

**Tenure**

Leasehold. The property is held on a 999 year lease from 29th September 1997 (thus approximately **971 years unexpired**).

**Accommodation**

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

**Exterior**

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

**EPC Rating B**



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LOT 128

1-3 Everton Road, Liverpool,  
Merseyside L6 1NH

\*Guide Price  
**£520,000+**



**A Substantial Corner Building Arranged to Provide a Nine Bedroom HMO, Two Studio Flats and a Basement Part Let Producing £72,866 Per Annum. The Property Previously had Planning for a Single Storey Rear Extension and to Convert the Property into Five Flats (Planning has now Lapsed).**

**Tenure**

Freehold

**Description**

The property comprises a substantial corner building arranged to provide a nine bedroom HMO, two studio flats and a basement over lower ground, ground and first floors.

**Accommodation**

Total G.I.A Approximately 322 sq m (3,465 sq ft)

**Location**

The property is situated on a residential road close to University of Liverpool, Liverpool John Moores University, local shops and amenities. The open spaces of Rupert Lane Recreation Ground are within easy reach. Transport links are provided by Liverpool Lime Street rail station.

**On the Instructions of**



**Planning**

Liverpool Borough Council previously granted the following planning permissions: (ref: 16F/3076) on 13th December 2016 : 'To alter and convert premises to form 1 no. 6 bedroom flat, 1 no. 3 bedroom flat, 1 no. 5 bedroom flat and 2 no. studios and install dormers to side and front'. (ref: 18F/0711) on 28th February 2018 : 'To convert premises to form 6 no. flats and install dormers to side and the front with associated works, including single storey side extension'. Both planning applications are now lapsed.

**Accommodation & Tenancy Schedule**

Property	Floor	Accommodation	Tenancy Details	Current Rent
Studio Flat 1	Ground	Studio Room, Bathroom	Periodic Tenancy for a term of 12 months commencing 30th June 2025	£9,530 Per Annum
Room 1	Ground	Bedroom with En-Suite	Periodic Tenancy for a term of 12 months commencing 1st July 2025	£7,540 Per Annum
Room 2	Ground	Bedroom with En-Suite	Periodic Tenancy for a term of 12 months commencing 7th June 2025	£6,240 Per Annum
Room 3	Ground	Bedroom with En-Suite	Vacant	N/A
Room 4	First	Bedroom with En-Suite	Periodic Tenancy for a term of 6 months commencing 1st October 2025 (Holding Over)	£7,020 Per Annum
Room 5	First	Bedroom with En-Suite	Periodic Tenancy (Holding Over) - See Legal Pack For More Information	£7,020 Per Annum
Room 6	First	Bedroom with En-Suite	Periodic Tenancy for a term of 12 months commencing 1st July 2025	£7,436 Per Annum
Room 7	First	Bedroom with En-Suite	Periodic Tenancy (Holding Over) - See Legal Pack For More Information	£7,020 Per Annum
Room 8	First	Bedroom with En-Suite	Periodic Tenancy for a term of 6 months commencing 14th January 2026	£7,020 Per Annum
Room 9	First	Bedroom with En-Suite	Periodic Tenancy for a term of 6 months from 6th August 2025	£5,200 Per Annum
Studio Flat 2	Mezzanine	Studio Room, Bathroom	Periodic Tenancy for a term of 12 months from 1st July 2025	£8,840 Per Annum

**Current Rent Combined £72,866 Per Annum**

LOT **129**

**354B Kingston Road, Epsom,  
Surrey KT19 0DT**

\*Guide Price  
**£120,000+**

**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 Auriol Park are within easy reach. Transport links are provided by Malden Manor rail station.

**Description**

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

**Tenure**

Leasehold. The property is held on a 99 year lease from 1st January 1988 (thus approximately **61 years unexpired**).

**Accommodation**

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

**EPC Rating D**



LOT **130**

**85 Bohemia Road, St. Leonards-on-Sea,  
East Sussex TN37 6RJ**

\*Guide Price  
**£140,000+**

**A Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit and a First and Second Floor Two Bedroom Split Level Flat. Fully Let Producing £19,800 Per Annum (Reflecting a Gross Initial Yield of 14%)**

**Tenure**

Freehold

**Location**

The property is situated on a mixed use 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.

**Description**

The property comprises a mid terrace building arranged to provide a ground floor retail unit and a first and second floor two bedroom split level flat benefitting from separate access at the rear.

**Accommodation**

**Ground Floor**  
Retail Unit

**First and Second Floor**

Two Bedroom Flat

**Exterior**

The property benefits from a rear yard

**Tenancy**

The retail unit is subject to a 10 year lease from 2022 at a rent of £700 per calendar month.

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



**LOT 131**

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

\*Guide Price  
**£40,000-£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**



**LOT 132**

**Flat 23 Bellingham Court, Wanderer Drive, Barking, Essex IG11 0XN**

\*Guide Price  
**£125,000+**

**A First Floor One Bedroom Flat Subject to a Periodic Tenancy Producing £16,800 Per Annum (Reflecting a Gross Initial Yield of 13.4%)**

**Tenure**

Leasehold. The property is held on a 125 year lease from 1st January 1997 (thus approximately **95 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of The Ripple Nature Reserve are within easy reach. Transport links are provided by Upney underground station (District line), Barking Riverside overground station and Dagenham Dock rail station.

**EPC Rating B**

**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

**Tenancy**

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



**LOT 133** | **58A Herga Road, Harrow, Middlesex HA3 5AS**

\*Guide Price  
**£160,000+**

**A Vacant First Floor Two/Three Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th June 1986 (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 Kenton Recreation Ground are within easy reach. Transport links are provided by Harrow-on-the-Hill rail station.

**Description**

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

**Accommodation**

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

**EPC Rating D**



**LOT 134** | **6 Bridge Street, Hemel Hempstead, Hertfordshire HP1 1EF**

\*Guide Price  
**£90,000+**

**A Vacant Third Floor Three 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.

**Accommodation**

**Third Floor**  
Reception Room/Kitchen  
Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a private balcony.

**Note**

Approximate G.I.A; 700 Sq Ft

**EPC Rating D**

**Description**

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



# LOT 135

## 1 Dane Court, College Road, St Albans, Hertfordshire AL1 5NX

\*Guide Price  
**£80,000+**

### A Vacant Ground Floor One Bedroom Flat

#### Location

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

#### Description

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

**EPC Rating D**

#### Tenure

Leasehold. The property is held on a 125 year lease from 24th March 2016 (thus approximately **115 years unexpired**).

#### Accommodation

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

#### Exterior

The property benefits from a communal garden and communal parking.



# LOT 135A

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

\*Guide Price  
**£130,000+**

### A Vacant First Floor Two Bedroom Maisonette

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of 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.

#### Tenure

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

#### 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 **136**

**Apartment 7 City Point, 1 Solly Street, Sheffield, South Yorkshire S1 4BP**

\*Guide Price  
**£50,000-£70,000**

**A Vacant Third Floor Two Bedroom Flat**

**Location**

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

**Description**

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

**Exterior**

The property benefits from a balcony

**Tenure**

Leasehold. The property is held on a 200 year lease from 5th September 2007 (thus approximately **181 years unexpired**).

**Accommodation**

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

**EPC Rating B**



LOT **137**

**Upper Floors at 49 Becklow Road, Shepherds Bush, London W12 9ER**

\*Guide Price  
**£875,000+**

**A First and Second Floor Seven Room Split Level HMO Fully Let Producing £92,400 Per Annum**

**Tenure**

Leasehold. The property is 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 Wormholt Park are within easy reach. Transport links are provided by Goldhawk Road underground station (Circle line) and Shepherd's Bush rail station.

**Description**

The property comprises a first and second floor seven room split level HMO situated within a corner building arranged over ground and two upper floors.

**EPC Rating D**

**Accommodation**

**First Floor**  
Four Letting Rooms  
Three Bathrooms  
Two Separate WC's

**Second Floor**

Three Letting Rooms  
Bathroom

**Exterior**

The property benefits from a rear courtyard.

**Tenancy**

The property is subject to individual tenancies at a combined rent of £92,400 per annum.



# LOT 138

## 27 Cherry Orchard, Stratford-upon-Avon, Warwickshire CV37 9AP

\*Guide Price  
**£200,000+**

### A Vacant Three Bedroom Semi Detached House

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Shottery Field are within easy reach. Transport links are provided by Stratford-upon-Avon rail station.

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

**EPC Rating** D

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

**First Floor**  
Three Bedrooms  
Bathroom  
Separate WC

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



# LOT 139

## 6 Week Completion Available or Earlier if Required Flat 14, 386 London Road, Croydon, Surrey CR0 2SU

\*Guide Price  
**£120,000+**

### A Vacant Second Floor Two Bedroom Flat

**Tenure**  
Leasehold. The property is held on a 125 year lease from 25th February 2011 (thus approximately **110 years unexpired**).

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

**EPC Rating** B

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

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

**Exterior**  
The property benefits from a private balcony.



LOT **140**

**587 Forest Road, Walthamstow,  
London E17 4PP**

\*Guide Price  
**£460,000+**

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

**Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Lloyd Park are within easy reach. Transport links are provided by Blackhorse Road underground station (Victoria line) and Wood Street overground station.

**Description**

The property comprises a mid terrace mixed use building arranged to provide a ground floor retail unit (commercial) and a ground and first floor one bedroom split level flat.

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Retail Shop Area  
Two Reception Rooms  
WC's

**First Floor**

Kitchen  
Bedroom  
Bathroom



LOT **140A**

**35 Hindmarsh Drive, Ashington,  
Northumberland NE63 9FA**

\*Guide Price  
**£25,000+**

**A Vacant Ground Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 150 year lease from 1st May 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 Queen Elizabeth Country Park are within easy reach. Transport links are provided by Ashington rail station.

**EPC Rating C**

**Description**

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

**Accommodation**

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

**Exterior**

The property benefits from an allocated parking space.



# LOT 141

## Flat 7, 2A Agar Grove, Camden, London NW1 9TD

\*Guide Price  
**£95,000+**

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

#### Tenure

Leasehold. The property is held on a 125 year lease from 29th September 2007 (thus approximately **106 years unexpired**).

#### Description

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

#### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months commencing 8th January 2026 at a rent of £1,436.02 per calendar month.

#### Note

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

#### Location

The property is situated on a 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 Camden Town underground station (Northern line) and Camden Road overground station.

#### Accommodation

**Second Floor**  
Studio Room  
Kitchen  
Bathroom

#### EPC Rating E



# LOT 142

## 8 Damon House, 27 Torrington Park, North Finchley, London N12 9TH

\*Guide Price  
**£180,000+**

### 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 Friary Park are within easy reach. Transport links are provided by Woodside Park underground station (Northern line) and New Southgate 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.

#### Tenure

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

#### Accommodation

**Third Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

#### EPC Rating G



**LOT 143** | **5 Fore Street, St. Dennis, St. Austell, Cornwall PL26 8AF**

\*Guide Price  
**£30,000-£50,000**

**A Vacant Three Bedroom Mid Terrace House**

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. Numerous green open spaces are within easy reach. Transport links are provided by St Columb Road rail station.

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

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

**First Floor**  
Three Bedrooms

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

**EPC Rating** E



**LOT 144** | **230 Maiden Lane, Crayford, Dartford, Kent DA1 4PS**

\*Guide Price  
**£200,000+**

**A Vacant Three Bedroom Semi Detached House**

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of 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 145

## 26 High Row, Darlington, County Durham DL3 7QW

\*Guide Price  
**£500,000+**

**A Mid Terrace Commercial Building Arranged to Provide a Ground Floor Retail Unit with Ancillary Space on the Upper Floors Fully Let to Poundland Producing £62,300 Per Annum**

### Location

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include; CeX, Lloyds Bank and Costa Coffee. The open spaces of South Park are within easy reach. Transport links are provided by Darlington rail station.

### Description

The property comprises a mid terrace commercial building arranged to provide a ground floor retail unit with ancillary space on the upper floors.

### Tenure

Freehold

### Accommodation

**Ground Floor**  
Retail Unit

### First, Second and Third Floors

Ancillary Space

### Tenancy

The property is subject to an FRI Lease let to Poundland Limited for a term of 5 years commencing 1st December 2022 at a rent of £62,300 per annum.



# LOT 146

## Flat 3, 317 Barking Road, Plaistow, London E13 8EE

\*Guide Price  
**£85,000+**

**A Vacant First Floor Studio Flat**

### Tenure

Leasehold. The property is held on a 125 year lease from 24th June 2004 (thus approximately **103 years unexpired**).

### Location

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

### Description

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

### Accommodation

**First Floor**  
Studio Room  
Bathroom

### EPC Rating C



LOT **147**

**11 Lingwood, Bracknell,  
Berkshire RG12 7PW**

\*Guide Price  
**£195,000+**

**A Vacant Three Bedroom Mid Terrace House**

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of South Hill Park are within easy reach. Transport links are provided by Bracknell 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  
Kitchen

**First Floor**  
Three Bedrooms  
Bathroom  
Separate WC

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

**EPC Rating B**



LOT **148**

**Flat 1, 22 George Street, Reading,  
Berkshire RG1 7NT**

\*Guide Price  
**£45,000-£85,000**

**A Vacant Raised Ground Floor One Bedroom Flat**

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

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

**Tenure**  
Leasehold. The property is held on a 99 year lease from 24th June 2002 (thus approximately **75 years unexpired**).

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

**EPC Rating C**



LOT 149

## Southern Cottage, Outgate Road, Boston, Lincolnshire PE22 0BJ

\*Guide Price  
**£60,000+**

### A Vacant Three Bedroom Semi Detached House

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Old Leake Leisure Park are within easy reach. Transport links are provided by Boston rail station and the A52.

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

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

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating** D



LOT 150

## 41 Milgate Street, Royston, Barnsley, South Yorkshire S71 4QG

\*Guide Price  
**£35,000+**

### 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 The Royston Park are within easy reach. Transport links are provided by Darton rail station.

**Description**  
The property comprises a three bedroom end of 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 vendor.

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

**First Floor**  
Two Bedrooms  
Bathroom

**Second Floor**  
Bedroom

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

**EPC Rating** F



# LOT 151

**Land Adjacent to 113 Tupwood Lane, Caterham, Surrey CR3 6DD**

\*Guide Price  
**£120,000+**

**A Plot of Land Measuring Approximately 226 sq m (2,432 sq ft). Planning has been Submitted for the Erection of a Three Bedroom Bungalow.**

**Tenure**

Freehold

**Description**

The lot comprises a plot of land measuring approximately 226 sq m (2,432 sq ft).

**Planning**

The following planning application has been submitted to Tandridge District Council (ref: PP-14779227) for the erection of a three bedroom bungalow. 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 land is situated on a residential road close to local shops and amenities. The open spaces of Queen's Park are within easy reach. Transport links are provided by Caterham 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 152

**By Order of the LPA Receivers  
220A Hornchurch Road, Hornchurch, Essex RM11 1QJ**

\*Guide Price  
**£110,000+**

**A 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 Hylands Park are within easy reach. Transport links are provided by Emerson Park underground station (Liberty line).

**Note**

We understand that the property is occupied however, the receivers have not been provided any evidence as such and no rent has been collected. Please refer to the legal pack for further information. The property has not been inspected by Auction House London. All information has been compiled from a report supplied by the receiver.

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1985 (thus approximately **58 years unexpired**).

**Description**

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

**Accommodation**

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



**LOT 153**

**8 Week Completion Available or Earlier if Required**  
**188 Holmesdale Road, South Norwood,**  
**London SE25 6PT**

\*Guide Price  
**£250,000+**

**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

**Exterior**

The property benefits from both front and rear gardens.



**LOT 154**

**22 Carslake Road, Wandsworth,**  
**London SW15 3DP**

\*Guide Price  
**£250,000-£300,000**

**A Vacant Ground Floor Three Bedroom Flat**

**Tenure**

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

**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. The property has been recently refurbished.

**Accommodation**

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

**Exterior**

The property benefits from communal gardens and a private balcony.

**EPC Rating D**



LOT **155**

**13 Tamworth Road, Kingsbury, Tamworth, Staffordshire B78 2LE**

\*Guide Price  
**£85,000+**

**A Vacant Three Bedroom Mid Terrace House**

**Tenure**  
Freehold

**Location**

The property is situated on a residential road close to local shops and amenities. There are numerous green open spaces within easy reach. Transport links are provided by Wilnecote 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.

**Accommodation**

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

**First Floor**

Two Bedrooms  
Bathroom

**Second Floor**

Bedroom

**Exterior**

The property benefits from a rear garden.



LOT **156**

**6 Charles Street, Boston, Lincolnshire PE21 6DW**

\*Guide Price  
**£55,000+**

**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 Jenny's Wood are within easy reach. Transport links are provided by Boston 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 yard.

**EPC Rating D**



# LOT 157 | 7 Mansfield Road, Doncaster, South Yorkshire DN4 0LG

\*Guide Price  
**£65,000+**

## 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 Westfield Park are within easy reach. Transport links are provided by Doncaster rail station.

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

**Accommodation**  
Lower Ground Floor  
Two Cellar Rooms  
WC

**Ground Floor**  
Two Reception Rooms  
Kitchen

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating** E



# LOT 158 | 72 Beechwood Road, Sheffield, South Yorkshire S6 4LQ

\*Guide Price  
**£50,000+**

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

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

**EPC Rating** D

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

**Ground Floor**  
Room

**First Floor**  
Room

**Second Floor**  
Room



**LOT 159** | **58 Crown Street, Stowmarket, Suffolk IP14 1HY**

\*Guide Price  
**£85,000-£110,000**

**A Vacant Two Bedroom Detached House**

**Tenure**  
Freehold

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

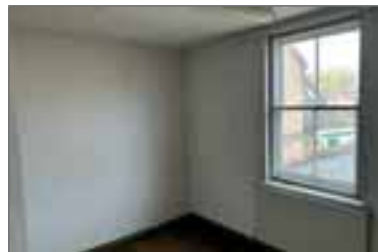
**Description**  
The property comprises a two bedroom detached house arranged over ground and first floors.

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

**First Floor**  
Two Bedrooms

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

**EPC Rating** E



**LOT 160** | **Woodbury, Woodbury Hill Path, Luton, Bedfordshire LU2 7JR**

\*Guide Price  
**£340,000+**

**A Vacant Four Bedroom Detached House**

**Tenure**  
Freehold

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

**Description**  
The property comprises a four bedroom detached house arranged over lower ground and ground floors. The property has been recently refurbished.

**Accommodation**  
**Lower Ground Floor**  
Reception Room

**Ground Floor**  
Kitchen/Diner  
Four Bedrooms (One with En-Suite)  
Bathroom

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

**EPC Rating** F



**LOT 161** | **12 Braithwaite Way, Keighley,  
West Yorkshire BD22 6JA**

\*Guide Price  
**£45,000+**

**A Vacant Two Bedroom Semi Detached House**

**Location**

The property is situated on a residential road close to local shops and amenities. There are numerous green open spaces within easy reach. Transport links are provided by Steeton & Silsden 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.

**Tenure**

Freehold

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Utility Room

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.



**LOT 162** | **14 Routh Court, Feltham,  
Middlesex TW14 8SJ**

\*Guide Price  
**£130,000+**

**A First Floor Two Bedroom Flat Subject to a Lease Producing  
£19,717.36 Per Annum**

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Raleigh Park Open Space are within easy reach. Transport links are provided by Heathrow Terminal 4 underground station (Piccadilly line) and Ashford rail station.

**Description**

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

Leasehold. The property is held on a 99 year lease from 1st July 1989 (thus approximately **63 years unexpired**).

**Accommodation**

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

**Tenancy**

The property is subject to a Lease at a rent of £1,643.11 per calendar month.

**EPC Rating C**



LOT **163**

**22 Regal Court, Edmonton,  
London N18 2XU**

\*Guide Price  
**£85,000+**

**A Vacant First Floor Two Bedroom Maisonette**

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Pymmes Park are within easy reach. Transport links are provided by Silver Street overground station (Weaver line) and Meridian Water rail station.

**Description**

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

**Tenure**

Leasehold. The property is held on a 99 year lease from 29th September 1938 (thus approximately **11 years unexpired**).

**Accommodation**

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

**EPC Rating C**



LOT **164**

**The Glynn, Cornist Road, Flint,  
Clwyd CH6 5HG**

\*Guide Price  
**£100,000+**

**A Vacant Four Bedroom Detached House**

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th March 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 Flint Foreshore are within easy reach. Transport links are provided by Flint rail station.

**Description**

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

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Two Storage Rooms  
WC  
Former Shop Area

**First Floor**

Four Bedrooms  
Bathroom

**Exterior**

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

**EPC Rating F**



# LOT 165

## 36 Bartlett Street, Caerphilly, Mid Glamorgan CF83 1JS

\*Guide Price  
**£80,000+**

### 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 Owain Glyndwr Playing Field are within easy reach. Transport links are provided by Caerphilly rail station.

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

**EPC Rating** D

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

**First Floor**  
Three Rooms  
Bathroom

**Second Floor**  
Room

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



# LOT 166

## 14 North Avenue, Bedworth, Warwickshire CV12 9EQ

\*Guide Price  
**£95,000+**

### A Vacant Two Bedroom End of Terrace House

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Stonebridge Meadows are within easy reach. Transport links are provided by Bedworth 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  
Utility Room

**First Floor**  
Two Bedrooms  
Bathroom

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

**EPC Rating**



LOT **167**

**67 Main Street, Bishop Wilton, York,  
North Yorkshire YO42 1SR**

\*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 Jubilee Park are within easy reach. Transport links are provided by York (YRK) rail station and the A166.

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

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

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

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating D**



LOT **168**

**6 Cross Street, Skegness,  
Lincolnshire PE25 3RH**

\*Guide Price  
**£40,000-£70,000**

**A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £7,500 Per Annum**

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Tower Gardens 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 two upper floors.

**Tenancy**  
The property is subject to an Assured Shorthold Tenancy for a term of 6 months commencing 19th October 2023 at a rent of £625 per calendar month (Holding Over).

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

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

**First Floor**  
Two Bedrooms

**Second Floor**  
Bedroom

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

**EPC Rating C**



LOT **169**

**38 Epping Green, Hemel Hempstead,  
Hertfordshire HP2 7JD**

\*Guide Price  
**£90,000+**

**A Vacant Ground Floor Two Bedroom Flat**

**Location**

The property is situated on a residential road close to local shops and amenities. The 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 two bedroom flat situated within a purpose built block 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 vendor.

**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  
Two Bedrooms  
Bathroom

**EPC Rating E**



**Next auction: 27th May & 28th May**

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for this auction.

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Lots 170 - 302

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## Next auction: 27th May & 28th May

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LOT **170**

By Order of the Executors  
**132 Walnut Tree Close, Guildford,  
Surrey GU1 4UQ**

\*Guide Price  
**£325,000+**

### 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 Stoke Park are within easy reach. Transport links are provided by Guildford rail station.

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

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

**First Floor**  
Three Bedrooms  
Bathroom

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



LOT **171**

By Order of the Executors  
**9 The Yews, Mere, Warminster,  
 Wiltshire BA12 6HT**

\*Guide Price  
**£50,000+**

**A Vacant Ground Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 125 year lease from 29th September 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 Mere Park are within easy reach. Transport links are provided by A303 to the north.

**EPC Rating E**

**Description**

The property comprises a ground floor two 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  
 Two Bedrooms  
 Bathroom



LOT **172**

By Order of the Executors  
**Flat 8 Park Lawn, Parchmore Road, Thornton Heath,  
 Surrey CR7 8HA**

\*Guide Price  
**£100,000+**

**A Vacant Second Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 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 Thornton Heath Recreation Ground are within easy reach. Transport links are provided by Thornton Heath 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.

**Accommodation**

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

**Exterior**

The property benefits from a garage.



# LOT 173

By Order of the Executors  
**9 Love Lane, Gainsborough,  
Lincolnshire DN21 2SG**

\*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 Memorial Park are within easy reach. Transport links are provided by Gainsborough Central rail station.

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

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

**First Floor**  
Three Bedrooms  
Bathroom

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



# LOT 174

By Order of the Executors  
**90 Moresdale Lane, Leeds,  
West Yorkshire LS14 6TD**

\*Guide Price  
**£110,000+**

### 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 Fearnville Playing Field are within easy reach. Transport links are provided by Cross Gates 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

**First Floor**  
Two Bedrooms  
Bathroom

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



LOT **175**

By Order of the Executors  
**6 Windermere Road, Bradford,  
 West Yorkshire BD7 4RQ**

\*Guide Price  
**£150,000+**

**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 Wibsey Park are within easy reach. Transport links are provided by Bradford Interchange rail station.

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

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

**First Floor**  
 Three Bedrooms  
 Bathroom

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



LOT **176**

By Order of the Executors  
**Country House, Oak House Lane, Freiston, Boston,  
 Lincolnshire PE22 0PJ**

\*Guide Price  
**£90,000+**

**A Vacant Three Bedroom Detached House**

**Tenure**  
 Freehold

**Location**  
 The site is situated in a semi-rural location not far from local shops and amenities. There are numerous green open spaces that are within easy reach. Transport links are provided by the A52 to the South.

**Description**  
 The property comprises a three bedroom detached house arranged over ground and first floors. The property is in dilapidated condition. The property requires a program of refurbishment.

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

**First Floor**  
 Three Bedrooms  
 Bathroom

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



# LOT 177

By Order of the Executors  
**Flat 2 Duncan Court, 5-7 Beach Road, Clacton-on-Sea,  
Essex C015 1UG**

\*Guide Price  
**£60,000+**

### A Vacant First Floor One Bedroom Flat

#### Tenure

Leasehold. The property is held on a 999 year lease from 1st September 1973 (thus approximately **947 years unexpired**).

#### Location

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

#### Description

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

#### Accommodation

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

#### Exterior

The property benefits from communal gardens and off street parking.



# LOT 178

By Order of the Executors  
**7 Topcliffe Avenue, Salhouse, Norwich,  
Norfolk NR13 6RN**

\*Guide Price  
**£150,000+**

### 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 Salhouse Recreation Ground are within easy reach. Transport links are provided by Salhouse rail station.

#### Description

The property comprises a two bedroom detached bungalow.

#### Accommodation

**Ground Floor**  
Two Reception Rooms  
Kitchen  
Utility Room  
WC  
Two Bedrooms  
Bathroom

#### Exterior

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



LOT **179**

By Order of the Executors  
**68 Melbury Road, Nottingham,  
 Nottinghamshire NG8 4AU**

\*Guide Price  
**£145,000+**

**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 Strelley Recreational Ground are within easy reach. Transport links are provided by Bulwell rail station.

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

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

**First Floor**  
 Three Bedrooms  
 Bathroom

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



LOT **180**

By Order of the Executors  
**7 Croft End, St. Helens,  
 Merseyside WA9 3RB**

\*Guide Price  
**£60,000+**

**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 Bold Moss Wood are within easy reach. Transport links are provided by St Helen Junction rail station.

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

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

**First Floor**  
 Two Bedrooms  
 Bathroom

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



LOT **181**

By Order of the Executors  
**101 Alexandra Road, Crosby, Liverpool,  
 Merseyside L23 7TE**

\*Guide Price  
**£150,000+**

**A Vacant Four Bedroom Mid Terrace House**

**Tenure**  
 Freehold

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

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

**EPC Rating** E

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

**First Floor**  
 Four Bedrooms  
 Bathroom

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



LOT **181A**

**250 Kingston Road, Leatherhead,  
 Surrey KT22 7QA**

\*Guide Price  
**£300,000+**

**A Vacant Six Room Semi Detached House**

**Tenure**  
 Freehold

**Description**  
 The property comprises a six room semi detached house arranged over ground and first floors. Plans have been drawn up for the 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 Kingston Road Recreation Ground are within easy reach. Transport links are provided by Ashted rail station.

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

**First Floor**  
 Three Bedrooms  
 Bathroom

**Second Floor**  
 Loft Room

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

**EPC Rating** F



**LOT 182** | **19 Green Pond Close, Walthamstow, London E17 6EE**

\*Guide Price  
**£125,000+**

**A Second Floor Studio Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 24th June 1990 (thus approximately **63 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Lloyd Park are within easy reach. Transport links are provided by Blackhorse Road underground (Victoria line) and overground stations.

**EPC Rating C**

**Description**

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

**Accommodation**

**Second Floor**  
Studio Room  
Kitchen  
Bathroom

**On the Instructions of**



**LOT 182A** | **Flat 2 Elgin Court, 12 Bramley Hill, South Croydon, Surrey CR2 6LY**

\*Guide Price  
**£80,000+**

**A Vacant Ground Floor One Bedroom Flat**

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Duppas Hill Park are within easy reach. Transport links are provided by Waddon 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. The property requires a program of refurbishment.

**Tenure**

Leasehold. The property is held on a 99 year lease from 24th June 1983 (thus approximately **56 years unexpired**).

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom



# LOT 182B | 100 Orpin Road, Merstham, Redhill, Surrey RH1 3EY

\*Guide Price  
**£100,000+**

## 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 Merstham Recreation Ground are within easy reach. Transport links are provided by Merstham rail station.

### Description

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

**EPC Rating D**

### Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1967 (thus approximately **40 years unexpired**).

### Accommodation

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

### Exterior

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



# LOT 182C | 2 Croham Valley Road, South Croydon, Surrey CR2 7NA

\*Guide Price  
**£280,000+**

## 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 Croham Hurst Woods are within easy reach. Transport links are provided by South Croydon rail station.

### Description

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

### Accommodation

**Ground Floor**  
Two Reception Rooms  
Kitchen

### First Floor

Two Bedrooms  
Bathroom

### Exterior

The property benefits from a rear yard and a garage.

**EPC Rating D**



**LOT 183** | **17 Hawarden Hill, Cricklewood, London NW2 7BR**

\*Guide Price  
**£160,000+**

**A Second Floor Two Bedroom Flat**

**Location**

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

**Description**

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

**Exterior**

The property benefits from an allocated parking space.

**Tenure**

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

**Accommodation**

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

**EPC Rating C**

On the Instructions of



**LOT 184** | **7 Beech Tree Close, Stanmore, Middlesex HA7 4UB**

\*Guide Price  
**£230,000+**

**A Ground Floor Three Bedroom Flat**

**Location**

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

**Description**

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

**EPC Rating C**

**Tenure**

Leasehold. The property is held on a 200 year lease from 24th June 1968 (thus approximately **142 years unexpired**).

**Accommodation**

**Ground Floor**  
Two Reception Rooms  
Kitchen  
Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a garage and rear garden.

On the Instructions of



# LOT 185

## Flat 10 Grove Court, Addington Grove, Sydenham, London SE26 4JS

\*Guide Price  
**£185,000+**

### 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 Mayow Park are within easy reach. Transport links are provided by Sydenham overground (Windrush line) and rail station.

#### Description

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

#### Tenure

Leasehold. The property is held on a 189 year lease from 1st June 1981 (thus approximately **144 years unexpired**).

#### Accommodation

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

On the Instructions of



# LOT 186

## 81A Honley Road, Catford, London SE6 2HY

\*Guide Price  
**£235,000+**

### A Ground Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £13,800 Per Annum

#### Tenure

Leasehold. The property is held on a 99 year lease from 22nd February 1985 (thus approximately **58 years unexpired**).

#### Location

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

#### Description

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

EPC Rating D

#### Accommodation

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

#### Exterior

The property benefits from a private rear garden.

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £1,150 per calendar month. Please refer to the legal pack for more information.

On the Instructions of



**LOT 187** | **59 Gillett Road, Thornton Heath, Surrey CR7 8RL**

\*Guide Price  
**£135,000+**

**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 Selhurst Park are within easy reach. Transport links are provided by Thornton Heath rail station.

**Description**

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

**EPC Rating D**

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th March 1973 (thus approximately **46 years unexpired**).

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**On the Instructions of**



**LOT 188** | **8 Stoford Close, Wimbledon, London SW19 6TJ**

\*Guide Price  
**£195,000+**

**A Second Floor Two Bedroom Flat**

**Location**

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

**Description**

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

**EPC Rating C**

**Tenure**

Leasehold. The property is held on a 125 year lease from 28th August 2001 (thus approximately **100 years unexpired**).

**Accommodation**

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

**Exterior**

The property benefits from a balcony.

**On the Instructions of**



# LOT 189

## 105A Burns Road, Willesden, London NW10 4DU

\*Guide Price  
**£190,000-£250,000**

### A First Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £19,020 Per Annum

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Longstone Avenue Open Space are within easy reach. Transport links are provided by Harlesden underground station (Bakerloo line).

#### Description

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

#### EPC Rating D

#### Tenure

Leasehold. The property is held on a 99 year lease from 29th September 1986 (thus approximately **59 years unexpired**).

#### Accommodation

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

#### Current Rent Reserved £19,020 per annum

#### Note

Please note a section 21 has been served



# LOT 190

## 17A Tunley Road, Harlesden, London NW10 9JR

\*Guide Price  
**£250,000+**

### A Vacant First Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 99 year lease from 26th September 2003 (thus approximately **76 years unexpired**).

#### Location

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

#### Description

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

#### Accommodation

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

#### EPC Rating D



LOT **191**

**Flat 79 The Sphere, 1 Hallsville Road, Canning Town, London E16 1BE**

\*Guide Price  
**£275,000+**

**A Vacant Fourth Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 125 year lease from 29th September 2004 (thus approximately **103 years unexpired**).

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Keir Hardie Recreation Ground are within easy reach. Transport links are provided by Canning Town underground station (Jubilee line) and West Ham rail station.

**EPC Rating C**

**Description**

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

**Accommodation**

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

**Exterior**

The property benefits from a private balcony, off street parking and 24-hour concierge.



LOT **192**

**36 Victoria Road, Cowes, Isle Of Wight P031 7JH**

\*Guide Price  
**£80,000+**

**An End of Terrace Building Arranged to Provide a Vacant Ground Floor Shop with a Basement and a First and Second Floor Two Bedroom Split Level Flat Subject to a Periodic Tenancy Producing £8,340 Per Annum**

**Location**

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

**Description**

The property comprises an end of terrace building arranged to provide a ground floor shop with a basement and a first and second floor two bedroom split level flat.

**Tenancy**

The first floor flat is subject to a Periodic Tenancy at a rent of £695 per calendar month.

**Tenure**

Freehold

**Accommodation**

**Lower Ground Floor**  
Basement

**Ground Floor**

Retail Area

**First Floor**

Reception Room  
Kitchen  
Bathroom

**Second Floor**

Two Bedrooms



**LOT 192A** | **255 Bolton Road, Ashton-in-Makerfield, Wigan, Lancashire WN4 8TG**

\*Guide Price  
**£40,000-£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 Viridor Wood and Old Garswood Park are within easy reach. Transport links are provided by Bryn 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 private rear garden.



**LOT 193** | **Flat 3 Oakhurst, 30 Anchorage Road, Sutton Coldfield, West Midlands B74 2PL**

\*Guide Price  
**£75,000+**

**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 Sutton Park are within easy reach. Transport links are provided by Four Oaks rail station.

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

**Tenure**  
Leasehold. The property is held on a 999 year lease from 29th September 2006 (thus approximately **980 years unexpired** ).

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

**EPC Rating D**



**LOT 193A** | 139E Frenches Road, Redhill,  
Surrey RH1 2HZ

\*Guide Price  
**£150,000+**

**A Vacant First Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 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 Gatton Park are within easy reach. Transport links are provided by Redhill rail station.

**Exterior**

The property benefits from off street parking.

**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

**EPC Rating D**



**LOT 194** | 26 Waverley Avenue, Bedlington,  
Northumberland NE22 5HG

\*Guide Price  
**£50,000+**

**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 Gallagher Park are within easy reach. Transport links are provided by Bedlington 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.

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen

**First Floor**  
Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden.

**EPC Rating E**



# LOT 195

## Flat 27 Sentinel House, Sentinel Square, Hendon, London NW4 2EN

\*Guide Price  
**£135,000+**

### 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  
Two Bedrooms  
Bathroom  
Separate WC

**EPC Rating D**



# LOT 195A

## 8 Essex Close, Romford, Essex RM7 8BD

\*Guide Price  
**£110,000+**

### A Vacant Ground Floor Two Bedroom Flat

#### Tenure

Leasehold. The property is held on a 99 year lease from 25th March 1963 (thus approximately **35 years unexpired**).

#### Location

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

#### Accommodation

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

#### Exterior

The property benefits from a private rear garden.

**EPC Rating D**

#### Description

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



LOT **196**

**5 & 7 Grants Walk & 8 Bodmin Road, St. Austell,  
Cornwall PL25 5AA**

\*Guide Price  
**£170,000+**

**A Vacant Mid Terrace Building Arranged to Provide a Retail Unit and 2 x One Bedroom Flats Above**

**Tenure**

Freehold

**Location**

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

**Description**

The property comprises a mid terrace building arranged to provide a ground floor retail unit, a first floor one bedroom flat and a second floor one bedroom flat.

**Accommodation**

**8 Bodmin Road  
Ground Floor**  
Retail Unit

**5 Grants Walk  
First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**7 Grants Walk  
Second Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Note**

There is no option to tax on 8 Bodmin.



**Next auction: 27th May & 28th May**

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LOT **197**

**Land at Towers Road, Grays,  
Thurrock RM17 6UQ**

**\*Guide Price  
£100,000+**



**A Plot of Land Measuring Approximately 219 sq m (2,352 sq ft). Offered With Planning Permission for the Erection of a Commercial Building with Associated Parking**

**Tenure**

Freehold

**Location**

The land is prominently situated on a commercial road, close to a range of local shops and amenities. The site lies within the well-established Globe Trading Estate and is within a short walking distance of Grays town centre. The location benefits from excellent connectivity, with easy access to Junction 30 of the M25 via the A13 dual carriageway. Public transport links are provided by Grays rail station located nearby.

**Description**

The lot comprises a plot of land measuring approximately 219 sq m (2,352 sq ft).

**Note**

The property is elected for VAT

**Planning**

Planning permission was granted on appeal (ref: 24/01277/FUL) on 13th June 2025 : 'Erection of Use Class E Building (Commercial, Business and Service) with associated off-street car parking and secure cycle parking provision'.

**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 **198**

**Land at Spital Heath, Dorking, Surrey RH4 1QG**

\*Guide Price  
**£80,000+**

**A Plot of Land Measuring Approximately 309 sq m (3,326 sq ft)**

**Tenure**

Freehold

**Location**

The land 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 Deepdene rail station.

**Note**

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

**Description**

The lot comprises a plot of land measuring approximately 309 sq m (3,326 sq ft). Plans have been drawn up for the erection of a two storey 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.



LOT **199**

**22 Park Street, Alfreton, Derbyshire DE55 7JE**

\*Guide Price  
**£60,000-£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 Alfreton Park are within easy reach. Transport links are provided by Alfreton 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 and off street parking.

**EPC Rating D**



# LOT 200 | 8 Waterloo Terrace, Bridgnorth, Shropshire WV16 4EG

\*Guide Price  
**£330,000+**

## An End of Terrace Four Storey Commercial Investment Producing £42,000 Per Annum

### Location

The property is situated at the head of a historic market town High St, with commanding views over it. The open spaces of Bridgnorth Town Park are within easy reach. Transport links are provided by the A458 to the south.

### Description

The property comprises an end of terrace historic building arranged over lower ground, ground and two upper floors. The property has been recently carefully refurbished including new plastering, electrics and plumbing throughout.

### Tenancy

The property is subject to a lease expiring on 6th June 2028 at a rent of £42,000 per annum.

### EPC Rating E

### Tenure

Freehold

### Accommodation

#### Lower Ground Floor

Basement

G.I.A. Approximately 287 sq ft

#### Ground Floor

Shop Area

G.I.A. Approximately 289 sq ft

#### First Floor

Shop Area

G.I.A. Approximately 363 sq ft

#### Second Floor

Shop Area

G.I.A. Approximately 286 sq ft



# LOT 200A | 13 Twyniago, Pontarddulais, Swansea, West Glamorgan SA4 8HX

\*Guide Price  
**£60,000-£80,000**

## 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 Coed Bach Park are within easy reach. Transport links are provided by Pontarddulais rail station.

### Description

The property comprises a two bedroom detached bungalow.

### Accommodation

#### Ground Floor

Reception Room

Kitchen

Two Bedrooms

Bathroom

Utility Room

### Exterior

The property benefits from both front and rear gardens.

### EPC Rating D



LOT 201

77/79 Stanley Street, Grimsby, South Humberside DN32 7RQ

\*Guide Price  
£50,000-  
£100,000



**A Mixed Use End of Terrace Building Arranged to Provide a Commercial Unit and Two Flats (1 x Two Bedrooms & 1 x One Bedroom) Part Let Producing £13,920 Per Annum.**

**Tenure**

Freehold

**Note**

To the rear of the property is a parcel of land with access from the main road, offering potential for additional development or further rental income, subject to the necessary consents.

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Grant Thorold Park and Cleethorpes Beach are within easy reach. Transport links are provided by New Clee and Grimsby Docks rail stations.

**Description**

The property comprises a mixed use end of terrace building internally arranged to provide a commercial unit and two flats (1 x two bedroom and 1 x one bedroom).

**Exterior**

The property benefits from a rear garden.

**EPC Rating**

77 - D

79 - E

**Accommodation & Tenancy Schedule**

Property	Floor	Accommodation	Tenancy Details	Current Rent
77 Stanley Street	Ground and First	Reception Room, Kitchen, Bedroom, Bathroom	Subject to an Assured Shorthold Tenancy (refer to legal pack for more information)	£3,900 per annum
79 Stanley Street	Ground	Retail unit (GIA: 588 sq ft)	Subject to a lease commencing 16th August 2025 (refer to legal pack for more information)	£5,340 per annum
79 Stanley Street	Ground and First	Reception Room, Kitchen, Two Bedrooms, Study and Bathroom	Subject to an Assured Shorthold Tenancy (refer to legal pack for more information)	£4,680 per annum

**Current Rent Reserved Combined £13,920 Per Annum**

# LOT 202

## 1 Hillside, Gate Hill, Dunkirk, Faversham, Kent ME13 9LN

\*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 Blean Woods National Nature Reserve are within easy reach. Transport links are provided by Faversham 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.

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

**First Floor**  
Three Bedrooms

**Exterior**  
The property benefits from off street parking and a garden to the side.

**EPC Rating** F



# LOT 203

## 2 Hillside, Gate Hill, Dunkirk, Faversham, Kent ME13 9LN

\*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 Blean Woods National Nature Reserve are within easy reach. Transport links are provided by Faversham 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.

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

**First Floor**  
Three Bedrooms

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

**EPC Rating** E



**LOT 203A** | Flat 405 The Vista Building, 30 Calderwood Street, Woolwich, London SE18 6JG

\*Guide Price  
**£110,000+**

**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 204** | 21 Preston Lane, Lyneham, Chippenham, Wiltshire SN15 4AR

\*Guide Price  
**£135,000+**

**A Vacant Two 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. There are numerous green open spaces within easy reach. Transport links are provided by the M1 to the North.

**Description**

The property comprises a two bedroom semi detached house arranged over ground and first floors. The property benefits from a large rear garden and there is potential for development or extension (Subject to obtaining all relevant consents). We understand the property is of non-standard construction.

**Accommodation**

**Ground Floor**  
Kitchen  
Reception Room

**First Floor**

Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a large rear garden.

**EPC Rating D**



# LOT 205

By Order of the LPA Receivers  
**60 Atlantic Road, Brixton,  
 London SW9 8PY**

\*Guide Price  
**£210,000+**

## A Vacant Double Fronted Retail Unit

### Location

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Loughborough Park are within easy reach. Transport links are provided by Brixton underground (Victoria line) and rail stations.

### Description

The property comprises a double fronted retail unit situated within a mid terrace building arranged over ground and two upper floors.

### Tenure

Leasehold. The property is held on a 999 year lease from 29th September 2001 (thus approximately **975 years unexpired**).

### Accommodation

#### Ground Floor

Retail Unit  
 Kitchenette  
 Two WC's

Approx GIA: 57 sq m (617 sq ft)



# LOT 205A

**Unit 16 College Walk Shopping Centre, 6 College Walk,  
 Rotherham, South Yorkshire S60 1QB**

\*Guide Price  
**£100,000+**

## A Ground and First Floor Commercial Unit Subject to a Lease Producing £15,000 Per Annum Reflecting a Gross Initial Yield of 15%

### Location

The property is situated in Rotherham city centre close to local shops and amenities. Nearby multiples include Home Bargains, Boots and Greggs. The open spaces of Herringthorpe Playing Fields are within easy reach. Transport links are provided by Rotherham Central rail station.

### Description

The property comprises a ground and first floor commercial unit situated within a shopping centre arranged over ground and first floors.

### Tenancy

The property is subject to a lease for a term of 5 years commencing 2025 at a rent of £15,000 per annum.

### Tenure

Freehold

### Accommodation

#### Ground Floor

Retail Area  
 G.I.A Approximately 107 sq m (1,154 sq ft)

#### First Floor

Retail Area  
 G.I.A Approximately 64 sq m (704 sq ft)

### EPC Rating D

### VAT

VAT is applicable



# LOT 206

**24 Alexandra Road, Blackpool, Lancashire FY1 6BU**

\*Guide Price  
**£275,000+**

**A Vacant Mid Terrace Building Arranged as an Eighteen Bedroom Hotel with a Three Bedroom House to the Rear**

**Tenure**  
Freehold

**Location**  
The property is situated on a mixed use road close to local shops and amenities. The open spaces of Blackpool Beach are within easy reach. Transport links are provided by Blackpool South rail station.

**Description**  
The property comprises a mid terrace building arranged as an eighteen bedroom hotel arranged over lower ground, ground and two upper floors, with a three bedroom house to the rear.

**Accommodation**  
**Lower Ground Floor**  
2 x Private Bedrooms  
Bathroom

**Exterior**  
The property benefits from secure parking spaces.

**Ground Floor**  
Reception Room  
Dining Room  
Kitchen  
Bar/Lounge Area  
Games Room  
Utility Room

**First Floor**  
9 x Letting Rooms (7 En-Suites, 2 part En-Suites)  
Shared Shower Room

**Second Floor**  
9 x Letting Rooms (8 En-Suites, 1 part En-Suite)  
Bathroom

**House to The Rear**  
**Ground Floor**  
Reception Room with Open-Plan  
Kitchen  
Shower Room

**First Floor**  
Three Bedrooms  
Bathroom



# LOT 207

**6 Week Completion Available**  
**11 Newton Place, Thorpe Hesley, Rotherham, South Yorkshire S61 2TD**

\*Guide Price  
**£50,000+**

**A Vacant Three Bedroom Semi Detached House**

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. Numerous green open spaces are within easy reach. Transport links are provided by Chapelton rail station and the M1.

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

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

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating D**



# LOT 208

15 Third Avenue, Wembley,  
Middlesex HA9 8QE

\*Guide Price  
**£140,000+**

## A Vacant Ground Floor Two Bedroom Garden Flat

### Tenure

Leasehold. The property is held on a 99 year lease from 14th October 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 Preston Park are within easy reach. Transport links are provided by South Kenton underground (Bakerloo line) and overground (Lioness line) station.

### Description

The property comprises a ground floor two bedroom garden flat 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 a private rear garden.

### EPC Rating C



# LOT 208A

13 Campbell Place, Stoke, Stoke-on-Trent,  
Staffordshire ST4 1NH

\*Guide Price  
**£65,000+**

## A Mid Terrace Commercial Building Let to Paddy Power Producing £9,000 Per Annum

### Tenure

Freehold

### Location

The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include B&M Express, Card Factory and Sainsbury's. The open spaces of Richmond Street Park are within easy reach. Transport links are provided by Stoke-on-Trent rail station.

### Tenancy

The property is subject to a lease for a term of 15 years commencing 20th September 2013 at a rent of £9,000 per annum.

### Description

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

### Accommodation

**Ground Floor**  
Retail Unit

### First Floor

Ancillary Space

### EPC Rating B



**LOT 209** | **46 Woodland Way, Devizes, Wiltshire SN10 5LB**

\*Guide Price  
**£135,000+**

**A Vacant Three Bedroom Semi Detached House**

**Tenure**  
Freehold

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

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

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

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating** F



**LOT 210** | **Flat 16 1A Midland Road, Wellingborough, Northamptonshire NN8 1HA**

\*Guide Price  
**£50,000+**

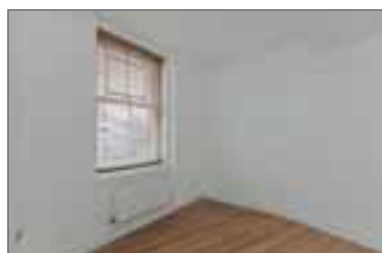
**A Vacant Third Floor Two Bedroom Flat**

**Tenure**  
Leasehold. The property is held on a 999 year lease from 1st January 2015 (thus approximately **988 years unexpired**).

**Location**  
The property is situated in Wellingborough City Centre close to local shops and amenities. The open spaces of Swanspool Gardens are within easy reach. Transport links are provided by Wellingborough rail station.

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

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



# LOT 210A | Flat 1, 48 Dover Road, Folkestone, Kent CT20 1LD

\*Guide Price  
**£30,000-£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 Folkstone 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 211 | 39 Gloucester Close, Willesden, London NW10 8EG

\*Guide Price  
**£110,000+**

## A Vacant First Floor Two Bedroom Maisonette

### Tenure

Leasehold. The property is held on a 90 year lease from 21st August 1956 (thus approximately **20 years unexpired**).

### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of Brentfield Open Space are within easy reach. Transport links are provided by Stonebridge Park underground station (Bakerloo line).

EPC Rating D

### 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  
Kitchen  
Two Bedrooms  
Bathroom



# LOT 212

**12 Week Completion Available**  
**Land to the East of Arthur Street, Crook,**  
**County Durham DL15 9DU**

\*Guide Price  
**£170,000-£200,000**

**A Substantial Plot of Land Measuring Approximately 0.95 Acres / 3,845 sq m (41,387 sq ft). Offered With Planning Permission for the Erection of Thirteen Residential Dwellings. Works have Commenced**

**Tenure**

Freehold

**Planning**

Durham City Borough Council granted the following planning permissions:  
 (ref: 3/2005/0702) on 26th September 2005 : 'Residential development to provide 9 no. Houses with integral garages (resubmission)'.  
 (ref: DM/14/03786/VOC) on 10th February 2015 : 'Variation of condition 2 of planning permission 3/2005/0702 to allow amended site layout'.  
 (ref: DM/14/03115/FPA) on 16th October 2015 : 'Four dwellings'.  
 Works have commenced. Please refer to the legal pack for the plans. The seller has advised all 13 houses are private. No social housing. No outstanding CIL or S.106 payments.

**Location**

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

**Description**

The lot comprises a plot of land measuring approximately 0.95 Acres / 3,845 sq m (41,387 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.



# LOT 212A

**2 Harold Road, Sutton,**  
**Surrey SM1 4HZ**

\*Guide Price  
**£225,000+**

**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 213

**Flat 44 Carmel Court, 14 Holland Road, Manchester, Lancashire M8 4NP**

\*Guide Price  
**£30,000+**

## 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 Crumpsall Park are within easy reach. Transport links are provided by Manchester Victoria 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.

### 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 250 year lease from 1st January 2015 (thus approximately **238 years unexpired**).

### Accommodation

**Third Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

### EPC Rating C



# LOT 214

**17 Lonsdale Road, Blackpool, Lancashire FY1 6EE**

\*Guide Price  
**£45,000-£90,000**

## A Vacant Thirteen 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 Blackpool Beach are within easy reach. Transport links are provided by Blackpool South rail station.

### Description

The property comprises a thirteen room mid terrace house arranged over lower ground, ground and two upper floors.

### EPC Rating C

### Accommodation

**Lower Ground Floor**  
Three Rooms  
Kitchen  
Garage  
Bathroom

### Ground Floor

Two Rooms  
Kitchen  
Bathroom

### First Floor

Five Rooms  
Bathroom

### Second Floor

Three Rooms



**LOT 215** | **139 Heathfield Road, Hitchin, Hertfordshire SG5 1TD**

\*Guide Price  
**£140,000+**

**A Vacant First Floor One Bedroom Maisonette**

**Tenure**

Leasehold. The property is held on a 99 year lease from 21st November 1997 (thus approximately **70 years unexpired**).

**Location**

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

**EPC Rating D**

**Description**

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

**Accommodation**

**First Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from a private rear garden.



**LOT 215A** | **1A Phoenix Place, Fore Street, Loddiswell, Kingsbridge, Devon TQ7 4QW**

\*Guide Price  
**£40,000+**

**A Vacant Two 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 Sturtlebury Woods are within easy reach. Transport links are provided by the A381 to the east.

**Description**

The property comprises a two room end of terrace house arranged over ground and two upper floors.

**Accommodation**

**Ground Floor**  
Kitchen  
Bathroom

**First Floor**  
Room

**Second Floor**  
Room

**EPC Rating E**



# LOT 216

**6 Highfield Road, Halesowen,  
West Midlands B63 2DH**

\*Guide Price  
**£65,000+**

**A Vacant Three Bedroom Semi Detached House**

**Tenure**  
Freehold

**Accommodation**  
Lower Ground Floor  
Cellar

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

**Ground Floor**  
Two Reception Rooms  
Kitchen

**First Floor**  
Three Bedrooms  
Bathroom

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

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

**EPC Rating** D



# LOT 217

**Land to the North and West of 19 Filgrave, Newport  
Pagnell, Buckinghamshire MK16 9ET**

\*Guide Price  
**£75,000+**

**A Plot of Land Measuring Approximately 513 sq m (5,520 sq ft).  
Potential for Development (Subject to Obtaining all Relevant  
Consents)**

**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.

**Location**  
The land is situated on a residential road close to local shops and amenities. The open spaces of Emberton Playing Fields are within easy reach. Transport links are provided by Wolverton rail station and the A509.

**Description**  
The lot comprises a plot of land measuring approximately 513 sq m (5,520 sq ft).



LOT **218**

**Flat 25 Samuels Tower, Longhill Avenue, Chatham, Kent ME5 7AT**

\*Guide Price  
**£50,000+**

**A Ground Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £10,500 Per Annum (Reflecting a Gross Initial Yield of 21%)**

**Tenure**

Leasehold. The property is held on a 125 year lease from 27th July 2004 (thus approximately **103 years unexpired**).

**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.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £875 per calendar month.

**EPC Rating C**

**Description**

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

**Accommodation**

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



LOT **218A**

**34 High Nash, Coleford, Gloucestershire GL16 8HN**

\*Guide Price  
**£85,000+**

**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 the A40 to the north west.

**Description**

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

**Accommodation**

**Ground Floor**  
Two Reception Rooms  
Kitchen

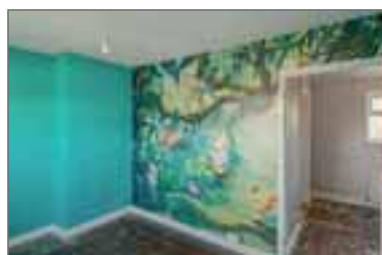
**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.

**EPC Rating D**



# LOT 219

6 Week Completion Available  
**4 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 Norton Farm Park 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

**First Floor**  
Two Bedrooms  
Bathroom

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

**EPC Rating** D



# LOT 219A

**24 The Grove, Walsall,  
West Midlands WS5 4BX**

\*Guide Price  
**£75,000-£125,000**

### 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 Red House Park are within easy reach. Transport links are provided by XXXX underground station (XXX line) and Tame Bridge Parkway rail station.

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

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

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating** D



**LOT 220** | 27 York Street, Blackpool, Lancashire FY1 5AQ

\*Guide Price  
**£45,000+**

**A Vacant Mid Terrace Building Arranged to Provide a Former Eighteen Bedroom Guest House. Potential for Development Including the Erection of an Additional Floor (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 Blackpool Beach are within easy reach. Transport links are provided by Blackpool North rail station.

**Description**  
The property comprises a mid terrace building arranged to provide a former eighteen bedroom guest house arranged over ground and two upper floors. The property requires a program of refurbishment.

**Accommodation**  
**Ground Floor**  
Six Bedrooms

**First Floor**  
Six Bedrooms

**Second Floor**  
Six Bedrooms

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



**LOT 220A** | 24 Staplefield Drive, Brighton, East Sussex BN2 4RL

\*Guide Price  
**£195,000+**

**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 Wild Park are within easy reach. Transport links are provided by Falmer 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 D**



# LOT 221

## Land at 20 Braeside Crescent, Bexleyheath, Bexley DA7 6AU

\*Guide Price  
**£90,000-£120,000**

**A Plot of Land Measuring Approximately 1,650 sq ft. Offered With Planning Permission to Erect a Two Storey Detached House with Parking**

### Location

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

### Note

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

### Tenure

Freehold

### Description

The lot comprises a plot of land measuring approximately 60 sq m (1,650 sq ft).

### Proposed Accommodation

**Ground Floor**  
Reception Room  
Kitchen  
WC

### First Floor

Two Bedrooms  
Bathroom

### Planning

London Borough of Bexley Council granted the following planning permission (ref: 23/00971/FUL) on 18th December 2023 : 'Erection of a detached two storey dwelling with refuse storage and parking to the front'.



# LOT 222

## 14 Stanley Road, Northampton, Northamptonshire NN5 5DT

\*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 Millers Meadow are within easy reach. Transport links are provided by Northampton rail station.

### Description

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

### Note

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

### Accommodation

**Ground Floor**  
Reception Room  
Kitchen  
Bathroom

### First Floor

Three Bedrooms

### Exterior

The property benefits from a rear garden.

**EPC Rating E**



LOT **223**

**Apartment 48 Kassapians, Albert Street, Baildon, Shipley, West Yorkshire BD17 6AY**

\*Guide Price  
**£35,000+**

**A Vacant Third Floor Two Bedroom Flat**

**Tenure**

Leasehold. The property is held on a 125 year lease from 1st March 2006 (thus approximately **105 years unexpired**).

**Location**

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



LOT **224**

**50A High Street, Bridgnorth, Shropshire WV16 4DX**

\*Guide Price  
**£165,000+**

**A Vacant Grade II Listed Mid Terrace Commercial Building with Two Ground Floor Retail Units (Both Sold Off on Long Leases) and Offices and Ancillary Space on the Upper Parts. Potential for Re-Development (Subject to Obtaining all Relevant Consents)**

**Tenure**

Freehold

**Location**

The property is situated on a commercial road close to local shops and amenities. Nearby multiples include WHSmith, Boots and Trespas. The open spaces of Severn Park are within easy reach. Transport links are provided by the A458 to the south.

**Description**

The property comprises a Grade II Listed mid terrace commercial building arranged to provide two ground floor retail units (both sold off) with offices and ancillary space on the upper floors.

**Accommodation**

**Ground Floor**  
Two Retail Units (Sold Off)

**First Floor**  
Offices and Ancillary Space  
G.I.A. Approximately 1,781 sq ft

**Second Floor**  
Offices and Ancillary Space  
G.I.A. Approximately 665 sq ft

**Third Floor**  
Offices and Ancillary Space  
G.I.A. Approximately 675 sq ft

**EPC Rating E**



# LOT 225

## Flat 1 317 Barking Road, Plaistow, London E13 8EE

\*Guide Price  
**£110,000+**

### 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 Star Lane Park are within easy reach. Transport links are provided by West Ham underground station (Circle line) and rail station.

#### Description

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

#### Tenure

Leasehold. The property is held on a 125 year lease from 24th June 2004 (thus approximately **103 years unexpired**).

#### Accommodation

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

**EPC Rating D**



# LOT 225A

## 11 East Street, Colchester, Essex C01 2TR

\*Guide Price  
**£95,000+**

### A Vacant Four 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 Old Heath Recreation Ground are within easy reach. Transport links are provided by and Colchester Town rail station.

#### Description

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

#### Accommodation

**Ground Floor**  
Room  
Kitchen  
Bathroom

#### First Floor

Three Rooms

#### Exterior

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

**EPC Rating D**



LOT **226**

**50 Edinburgh Road, Chatham,  
Kent ME4 5BZ**

\*Guide Price  
**£130,000+**

**A Vacant Five Room Mid Terrace House. Potential for a Loft Extension and 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 Luton Millenium Green are within easy reach. Transport links are provided by Chatham rail station.

**Description**

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

**Accommodation**

**Ground Floor**

Two Rooms  
Kitchen  
Bathroom

**First Floor**

Three Rooms

**Exterior**

The property benefits from a rear garden.

**EPC Rating E**



LOT **227**

**40 Helmsdale Close, Reading,  
Berkshire RG30 2PS**

\*Guide Price  
**£185,000+**

**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. We understand the property is of non-standard construction. Plans have been drawn up for the property to be converted into an HMO. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

**Location**

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

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
WC

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from a rear garden and residents parking.

**EPC Rating C**



LOT **227A**

**Flat 33 College House, Bridge Road, Birmingham,  
West Midlands B8 3TE**

\*Guide Price  
**£10,000-£20,000**

**A First Floor Student Studio Flat Subject to an Assured  
Shorthold Tenancy Producing £7,800 Per Annum**

**Tenure**

Leasehold. The property is held on a 125 year lease from 1st September 2013 (thus approximately **115 years unexpired**).

**Description**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £650 per calendar month.

**Location**

The property is situated on a residential road close to local shops and amenities. The open spaces of Morris Park are within easy reach. Transport links are provided by Adderley Park rail station. The property is walking distance from both Aston University and Birmingham City University.

**Accommodation**

**First Floor**

Studio Room with Kitchenette  
Bathroom

**EPC Rating B**



LOT **228**

**5B Mount Pleasant Road, Lewisham,  
London SE13 6RD**

\*Guide Price  
**£130,000+**

**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 Lewisham Park are within easy reach. Transport links are provided by Ladywell rail station.

**Description**

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

**EPC Rating D**

**Tenure**

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

**Accommodation**

**Raised Ground Floor**

Reception Room  
Kitchen  
Two Bedrooms  
Bathroom

**Exterior**

The property benefits from a private rear garden.



LOT **229**

**The Mission Hall, Zelah, Truro, Cornwall TR4 9HS**

\*Guide Price  
**£40,000+**

**A Vacant Detached Former Church Hall. Offered With Planning Permission to Convert into a Residential Dwelling (Planning has now Lapsed)**

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Zelah Playing Fields are within easy reach. Transport links are provided by Truro rail station and the A30.

**Description**  
The property comprises a detached former church hall.

**Accommodation**  
Ground Floor  
Main Hall Area

**Planning**  
Cornwall Borough Council granted the following planning permission (ref: PA19/10590) on 12th March 2020 : 'Completion and retention of works to convert the mission hall to a dwellinghouse including reinstate spire, alterations to doors/windows and additional rooflights'. Planning has now lapsed.



LOT **230**

**Cherry Trees, Gill End, Brothertoft, Boston, Lincolnshire PE20 3ST**

\*Guide Price  
**£90,000-£125,000**

**A Vacant Two Bedroom Detached 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 B1192 to the East.

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

**EPC Rating F**

**Accommodation**  
Ground Floor  
Reception Room  
Kitchen  
Study  
Sun Room

**First Floor**  
Two Bedrooms  
Bathroom

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



# LOT 230A

**Unit E19F Scholars Village, Great Horton Road, Bradford,  
West Yorkshire BD7 1QG**

\*Guide Price  
**£1,000-£2,000**

## A Vacant Fourth Floor Studio Room

### Tenure

Leasehold. The property is held on a 250 year lease from 2nd November 2016 (thus approximately **241 years unexpired**).

### Location

The property is situated on a residential road close to local shops and amenities. There are numerous open spaces within easy reach. Transport links are provided by Bradford Forster Square station. The property is walking distance to the University of Bradford.

### Description

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

### Accommodation

**Fourth Floor**  
Studio Room with En Suite  
Bathroom  
Communal Kitchen

### Note

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



# LOT 230B

**Unit B21B, Scholars Village Great Horton Road, Bradford,  
West Yorkshire BD7 1QG**

\*Guide Price  
**£5,000-£10,000**

## A Fourth Floor Student Studio Room Subject to an Assured Shorthold Tenancy Producing £4,680 Per Annum

### Tenure

Leasehold. The property is held on a 250 year lease from 2nd November 2016 (thus approximately **243 years unexpired**).

### Location

The property is situated on a residential road close to local shops and amenities. There are numerous open spaces within easy reach. Transport links are provided by Bradford Forster Square station. The property is walking distance to the University of Bradford.

### Description

The property comprises a fourth floor student studio room situated within a purpose built block arranged over ground and six upper floors.

### Accommodation

**Fourth Floor**  
Studio Room with En-Suite  
Bathroom  
Shared Kitchen

### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £390 per calendar month.



LOT **231**

**Site 1, Willowholme Industrial Estate, Millrace Road, Willowholme, Cumbria CA2 5RS**

\*Guide Price  
**£160,000+**

**A Vacant Industrial Unit Situated on a Large Plot of Land Measuring Approximately 1,439 sq m (15,500 sq ft)**

**Tenure**

Leasehold. The property is held on a 99 year lease from 9th February 1970 (thus approximately **43 years unexpired**).

**Location**

The property is situated on a mixed use road close to local shops and amenities. The open spaces of Bitts Park are within easy reach. Transport links are provided by Carlisle 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 an industrial unit situated on a large plot of land.

**Accommodation**

**Ground Floor**  
Two Ancillary Rooms  
Mezzanine Storage  
Kitchen Area  
WC:c



LOT **232**

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

\*Guide Price  
**£100,000-£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 232A | 37 Queen Street, Lydney, Gloucestershire GL15 5LZ

\*Guide Price  
**£80,000+**

### 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 Lydney Recreation Trust Ground are within easy reach. Transport links are provided by Lydney 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  
Bathroom

**First Floor**  
Two Bedrooms

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

**EPC Rating** C



# LOT 233 | 4 Cross Street, Skegness, Lincolnshire PE25 3RH

\*Guide Price  
**£40,000-£70,000**

### A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £6,960 Per Annum

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Tower Gardens 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 two upper floors.

**Tenancy**  
The property is subject to an Assured Shorthold Tenancy for a term of 6 months commencing 22nd October 2019 at a rent of £580 per calendar month (Holding Over).

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

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

**First Floor**  
Two Bedrooms

**Second Floor**  
Bedroom

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

**EPC Rating** C



LOT **233A****84 Castleview House, East Lane, Runcorn,  
Cheshire WA7 2DR**\*Guide Price  
**£10,000-£20,000****A First Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £5,100 Per Annum****Tenure**

Leasehold. The property is held on a 118 year lease from 13th June 2017 (thus approximately **111 years unexpired**).

**Location**

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

**Description**

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

**Accommodation****First Floor**

Reception Room with Open-Plan Kitchen  
Bedroom  
Bathroom

**Exterior**

The property benefits from off-street parking and communal gardens.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £5,100 per annum.

**EPC Rating C**LOT **234****Flat 630 Rede House, 69-71 Corporation Road,  
Middlesbrough, Cleveland TS1 1LY**\*Guide Price  
**£10,000-£20,000****A Sixth Floor Student Accommodation Studio Flat Subject to an Assured Shorthold Tenancy Producing £8,970 Per Annum Equivalent****Location**

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

**Description**

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

**Tenure**

Leasehold. The property is held on a 250 year lease from 16th April 2014 (thus approximately **238 years unexpired**).

**Accommodation****Sixth Floor**

Studio Room  
Kitchen  
Bathroom

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 10 months commencing 05/09/2025 at a rent of £172.50 per week.



# LOT 235

## 43 Hodder Avenue, Blackpool, Lancashire FY1 6NS

\*Guide Price  
**£45,000+**

### 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 Blackpool Beach are within easy reach. Transport links are provided by Blackpool South 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

**First Floor**  
Three Bedrooms  
Bathroom

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



# LOT 235A

## 4 Milburn Street, Crook, County Durham DL15 9DY

\*Guide Price  
**£50,000+**

### A Four Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £6,000 Per Annum

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. There are numerous green open spaces within easy reach. Transport links are provided by the A68 and A689.

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

**Tenancy**  
The property is subject to a Periodic Tenancy at a rent of £500 per calendar month. The tenant has been in occupation for 16 years.

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

**First Floor**  
Four Bedrooms  
Bathroom

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

**Note**  
The property has not been inspected by Auction House London. All information has been compiled by previous marketing particulars.



LOT **236**

**39 Kiln Shaw, Langdon Hills, Basildon, Essex SS16 6LE**

\*Guide Price  
**£90,000+**

**A First Floor Two Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £17,232 Per Annum**

**Tenure**

Leasehold. The property is held on a 125 year lease from 15th August 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 Inspiration Park are within easy reach. Transport links are provided by Laindon rail station.

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £1,436 per calendar month.

**Note**

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

**Description**

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

**Accommodation**

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

**EPC Rating D**



LOT **237**

**Flat 8, 24 Beaconsfield Street, Hartlepool, Cleveland TS24 0NX**

\*Guide Price  
**Sold Prior**

**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 including the internal photos.



# LOT 238

## Apartment 220 2 Moorfields, Liverpool, Merseyside L2 2BS

\*Guide Price  
**Sold Prior**

### A First Floor Studio Flat Subject to an Assured Shorthold Tenancy Producing £8,100 Per Annum

#### Tenure

Leasehold. The property is held on a 999 year lease from 1st January 2014 (thus approximately 987 years unexpired).

#### Location

The property is situated on the corner of Dale Street and Moorfields close to local shops and amenities. The open spaces of St John's Gardens are within easy reach. Transport links are provided by Moorfields rail station which is a short walk away.

#### Description

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

#### Accommodation

**First Floor**  
Studio Room  
Kitchen  
Bathroom

#### Tenancy

The property is subject to an Assured Shorthold Tenancy at a rent of £675 per calendar month.

#### Note

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



# LOT 239

## 8 Pine View, Platt, Sevenoaks, Kent TN15 8LA

\*Guide Price  
**£225,000+**

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

#### Tenure

Freehold

#### Location

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

#### Description

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

#### Accommodation

**Ground Floor**  
Reception Room  
Kitchen  
Bathroom  
WC

#### First Floor

Three Bedrooms

#### Exterior

The property benefits from both front and rear gardens.

#### EPC Rating C



**LOT 240** | **94 Great Meadow, Chorley, Lancashire PR7 1TB**

\*Guide Price  
**£95,000+**

**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 Astley Park are within easy reach. Transport links are provided by Chorley 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

**First Floor**  
Three Bedrooms  
Bathroom  
Separate WC

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

**EPC Rating** D



**LOT 240A** | **108 Villiers Street, Preston, Lancashire PR1 7PB**

\*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 Moor Park are within easy reach. Transport links are provided by Preston 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  
Bathroom

**First Floor**  
Three Bedrooms

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

**EPC Rating** D



# LOT 241

## 4 Highfield Road, Newbold, Derbyshire S41 7EY

\*Guide Price  
**£50,000-£80,000**

**A Plot of Land Measuring Approximately 350 sq m (3,767 sq ft). Offered With Planning Permission for the Erection of a Four Bedroom Detached House**

**Tenure**

Freehold

**Location**

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

**Planning**

Chesterfield Borough Council granted the following planning permission (ref: CHE/25/00103/FUL) on 6th March 2025 : 'Erection of a 4-bedroom detached self-build dwelling'.

**Description**

The lot comprises a plot of land measuring approximately 350 sq m (3,767 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 242

## 74 Beechwood Avenue, Bottisham, Cambridge, Cambridgeshire CB25 9DB

\*Guide Price  
**£190,000+**

**A Vacant Three Bedroom Semi Detached House. Potential for a Side Extension (Subject to Obtaining all Relevant Consents)**

**Tenure**

Freehold

**Location**

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

**Description**

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

**EPC Rating F**

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen  
Utility Room  
Store Room  
WC

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

The property benefits from both front and rear gardens.



LOT **243**

**123 Westminster Road, Liverpool,  
Merseyside L4 4LW**

\*Guide Price  
**£180,000+**

**An End of Terrace Building Arranged to Provide Five Studio Flats Fully Let Producing £30,000 Per Annum**

**Tenure**

Leasehold. The property is held on a 999 year lease from the 25th March 1894 (thus approximately 868 years unexpired).

**Location**

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

**Description**

The property comprises an end of terrace building arranged to provide five studio flats over ground and two upper floors.

**Tenancy**

The property is subject to individual tenancies at a combined rent of £2,500 per calendar month.

**Accommodation**

**Ground Floor**  
Studio Flat

**First Floor**  
Two Studio Flats

**Second Floor**  
Two Studio Flats

**Exterior**

The property benefits from a rear garden.

**Note**

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

**EPC Rating E**



LOT **244**

**Flat C, 65 Windmill Street, Gravesend,  
Kent DA12 1BJ**

\*Guide Price  
**£45,000-£85,000**

**A Ground Floor One Bedroom Flat Subject to an Assured Shorthold Tenancy Producing £13,200 Per Annum**

**Location**

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

**Description**

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

**Tenancy**

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

**Tenure**

Leasehold. The property is held on a 99 year lease from 25th December 1987 (thus approximately 61 years unexpired).

**Accommodation**

**Ground Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom



# LOT 245

**73 Trafalgar Street, Carcroft, Doncaster,  
South Yorkshire DN6 8AF**

**\*Guide Price  
£35,000+**

### A Vacant Two Bedroom Mid Terrace House

#### Location

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

#### Tenure

Freehold

#### Accommodation

**Ground Floor**  
Two Reception Rooms  
Kitchen

#### Description

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

#### First Floor

Two Bedrooms  
Bathroom

#### EPC Rating C



# LOT 245A

**16-17 Larkstone Terrace, Hillsborough Road, Ilfracombe,  
Devon EX34 9NU**

**\*Guide Price  
£20,000-£60,000**

### A Pair of Vacant Terraced Buildings Arranged to Provide Seventeen Flats

#### Tenure

Freehold

#### Description

The property comprises a pair of terraced buildings arranged to provide seventeen flats arranged over two lower ground, ground and four upper floors. The property requires a program of refurbishment and structural repairs.

#### Location

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

#### Accommodation

**The building consists of seventeen units (3 x self-contained flats, 14 x shared units)**

#### Note

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



**LOT 246**

**159 Central Drive, Blackpool, Lancashire FY1 5ED**

\*Guide Price  
**£45,000-£90,000**

**A Mid Terrace Building Arranged To Provide 5 x One Bedroom Flats. One Flat is Let Producing £4,680 Per Annum. ERV of £23,400 Once Fully Let.**

**Tenure**

Freehold

**Location**

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

**Tenancy**

One of the five flats are subject to assured shorthold tenancies at a combined rent of £4,680 per annum.

**Note**

We understand the property is subject to an overage. Please refer to the legal pack for further information.

**Description**

The property comprises a mid terrace building arranged to provide 5 x one bedroom flats arranged over ground and two upper floors.

**Accommodation**

**Each Flat is Arranged to Provide**  
Reception Room with Open-Plan Kitchen  
Bedroom  
Bathroom



**LOT 247**

**22 High Street, Kingswood, Bristol, Avon BS15 4AR**

\*Guide Price  
**£140,000+**

**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 Kingswood Park are within easy reach. Transport links are provided by Bristol Temple Meads rail station.

**Description**

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

**Accommodation**

**Lower Ground Floor**  
Basement

**Ground Floor**

Two Reception Rooms  
Kitchen  
Utility  
Bathroom

**First Floor**

Three Bedrooms

**Exterior**

The property benefits from both front and rear gardens.



# LOT 248

## 50 Ringstone, West Huntspill, Highbridge, Somerset TA9 3RE

\*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. There are numerous green open spaces within easy reach. Transport links are provided by Highbridge & Burnham 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.



# LOT 248A

## 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 1961 (thus approximately **49 years unexpired**).

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

**Exterior**  
The property benefits from residents parking.



LOT **249**

**Edenbrook, Holdforth Road, Hartlepool, Cleveland TS24 9AJ**

\*Guide Price  
**£135,000+**

**A Vacant Five Bedroom Detached Bungalow in Shell Condition Situated on a Large Plot of Land Measuring Approximately 710 Sq M Adjacent to a Hospital.**

**Location**

The property is situated on a residential road adjacent to a hospital and nursery with local shops and amenities close by including Hartlepool Marina and the open spaces of King George V Playing Fields. Transport links are provided by Hartlepool rail station.

**Description**

The property comprises a five bedroom detached building in shell condition. The plot measures approximately 710 sq m (7,642 sq ft).

**EPC Rating E**

**Tenure**

Freehold

**Accommodation**

As the property is in shell condition, there are no rooms at present.

**Planning**

Previous planning permission granted for an 11 bedroom development, ref: H/2011/0657



LOT **250**

**43 Derbyshire Road, Partington, Manchester, Lancashire M31 4LE**

\*Guide Price  
**£95,000+**

**A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £8,580 Per Annum**

**Tenure**

Freehold

**Location**

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

**Description**

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

**Note**

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

**EPC Rating D**

**Accommodation**

**Ground Floor**

Reception Room  
Kitchen

**First Floor**

Three Bedrooms  
Bathroom

**Exterior**

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

**Tenancy**

The property is subject to an Assured Shorthold Tenancy at a rent of £8,580 per annum. We understand there may be potential to increase the rent.



# LOT 250A | 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 251 | 34 Clyffe Pypard, Swindon, Wiltshire SN4 7PY

\*Guide Price  
**£140,000+**

## 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 or repairs.

### Accommodation Ground Floor

Reception Room  
Kitchen  
Bathroom

### First Floor

Three Bedrooms

### Exterior

The property benefits from a rear garden.

### EPC Rating E



**LOT 252**

**24 Pockeridge Road, Corsham, Wiltshire SN13 9SB**

**\*Guide Price  
£100,000+**

**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 Katherine Park Field are within easy reach. Transport links are provided by Melksham 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. We understand the property is of non-standard construction.

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

**First Floor**  
Two Bedrooms  
Bathroom

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

**EPC Rating D**



**LOT 253**

**56 Pamplins, Basildon, Essex SS15 5BJ**

**\*Guide Price  
£95,000+**

**A Vacant First Floor Two Bedroom Flat**

**Tenure**  
Leasehold. The property is held on a 125 year lease from 10th January 1994 (thus approximately **93 years unexpired**).

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

**EPC Rating D**

**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 254

## Land at Law Hall Cottages, Bendish, Hitchin, Hertfordshire SG4 8JG

\*Guide Price  
**£65,000+**

**A Plot of Land Measuring Approximately 468 sq m (5,040 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)**

**Tenure**

Freehold

**Location**

The land is situated in a rural area of Hitchin. Numerous green open spaces are within easy reach.. Transport links are provided by Luton rail station.

**Description**

The lot comprises a plot of land measuring approximately 468 sq m (5,040 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 255

## Land to the Rear of 73 Etnam Street, Leominster, Herefordshire HR6 8AE

\*Guide Price  
**£50,000-£80,000**

**A Vacant Derelict Two Storey Detached Dwelling Situated on a Plot of Land Measuring 163 sq m (1,755 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. Numerous green open spaces are within easy reach. Transport links are provided by Leominster rail station.

**Description**

The property comprises a derelict two storey detached dwelling situated on a plot of land measuring approximately 163 sq m (1,755 sq ft). The property requires a program of refurbishment.

**Exterior**

The property benefits from a rear garden.

**Planning**

Leominster Borough Council previously granted the following planning permission (ref: DMN/111443/RM) on 12th July 2011 for the erection of a three bedroom house. The property is subject to an enforcement notice, please refer to the legal pack.



**LOT 256** | **Firview, Tilehouse Lane, Solihull, West Midlands B90 1EA**

\*Guide Price  
**£45,000+**

**A Plot of Land Measuring Approximately 0.23 Acres / 931 sq m (10,021 sq ft)**

**Tenure**  
Freehold

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

**Description**  
The lot comprises a plot of land measuring approximately 0.23 Acres / 931 sq m (10,021 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 257** | **Land Adjacent to 15 Wood End Close, Hemel Hempstead, Hertfordshire HP2 4RF**

\*Guide Price  
**£10,000+**

**A Plot of Land Measuring Approximately 246 sq m (2,648 sq ft)**

**Tenure**  
Freehold

**Description**  
The lot comprises a plot of land measuring approximately 246 sq m (2,648 sq ft). Plans have been drawn up for the erection of a three bedroom house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

**Location**  
The land 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 and the M1.

**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 258

## Land Behind 1 Smythe Gardens, Station Road, Sway, Hampshire SO41 6BF

\*Guide Price  
**£10,000-£20,000**

### A Plot of Land Measuring Approximately 676 sq m (7,276 sq ft)

#### Location

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

#### Note

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

#### Tenure

Freehold

#### Description

The lot comprises a plot of land measuring approximately 676 sq m (7,276 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 and any previous planning history in respect of this site.



# LOT 259

## Land and Garages at Wye Road, Newcastle, Staffordshire ST5 4AZ

\*Guide Price  
**£15,000-£35,000**

### Seven Single Storey Garages Situated on a Plot of Land Measuring Approximately 17,311 sq ft. Potential for Development (Subject to Obtaining all Relevant Consents)

#### Tenure

Freehold

#### Location

The site is situated on a residential road close to local shops and amenities. The open spaces of Bunny Hill are within easy reach. Transport links are provided by Stoke-on-Trent rail station.

#### Description

The property comprises seven single storey garages situated on a plot of land measuring approximately 17,311 sq ft.



# LOT 260

## Land Lying To The West of Mia Vale Road Hawkhurst, Cranbrook, Kent TN18 4BU

\*Guide Price  
**£28,000+**

**A Plot of Land Measuring Approximately 1,226 sq m (13,194 sq ft)**

**Tenure**

Freehold

**Location**

The land is situated on a residential road close to local shops and amenities. The open spaces of Heartoak Play Area Hawkurst are within easy reach. Transport links are provided by Bodiam rail station and the A229.

**Description**

The lot comprises a plot of land measuring approximately 1,226 sq m (13,194 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 261

## Garage to the Rear of 34 Church Road, Benfleet, Essex SS7 4BP

\*Guide Price  
**£10,000-£20,000**

**A Vacant Single Storey Lock Up Garage Situated on a Plot of Land Measuring Approximately 54 sq m (581 sq ft)**

**Tenure**

Freehold

**Location**

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

**Description**

The property comprises a single storey lock up garage situated on a plot of land measuring approximately 54 sq m (581 sq ft).



LOT **262**

**Parking Space at 4 Poultney Close, Radlett,  
Hertfordshire WD7 9JH**

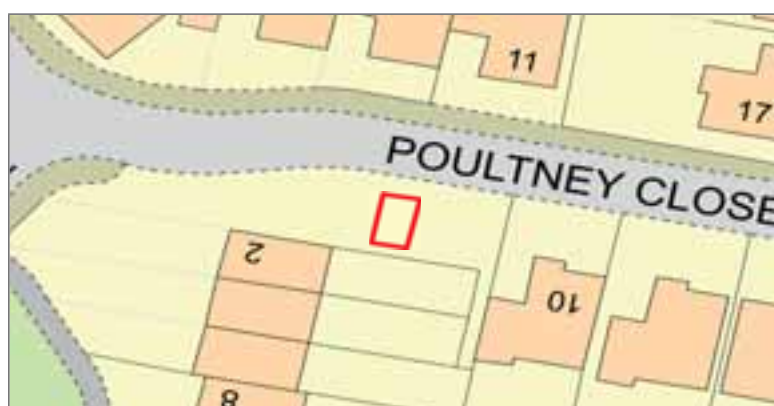
\*Guide Price  
**£5,000-£10,000**

**A Vacant Single Parking Space**

**Tenure**  
Freehold

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

**Description**  
The property comprises a vacant parking space.



LOT **263**

**Garage at Buckingham Mews, Sutton Coldfield,  
West Midlands B73 5PR**

\*Guide Price  
**£5,000+**

**A Vacant Single Storey Lock Up Garage**

**Tenure**  
Freehold

**Location**  
The garage is situated on a residential road close to local shops and amenities. The open spaces of Newhall Valley Country Park are within easy reach. Transport links are provided by Wylde Green rail station.

**Description**  
The property comprises a single storey lock up garage.



# LOT 264

## Land Adjacent 2 Alder Close, Trowbridge, Wiltshire BA14 0JJ

\*Guide Price  
**£10,000-£35,000**

### A Plot of Land Measuring Approximately 255 sq m (2,745 sq ft)

#### Tenure

Freehold

#### Description

The lot comprises a plot of land measuring approximately 255 sq m (2,745 sq ft). Plans have been drawn up for the erection of a three bedroom house. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

#### Location

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

#### 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 265

## Land at Green Lane, Warlingham, Surrey CR6 9EE

\*Guide Price  
**£20,000+**

### A Plot of Land Measuring Approximately 1,169 sq m (12,590 sq ft)

#### Tenure

Freehold

#### Description

The lot comprises a plot of land measuring approximately 1,169 sq m (12,590 sq ft). 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 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 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.

#### 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 266

## Land Adjacent to 35 Ockham Drive, Orpington, Kent BR5 3DT

\*Guide Price  
**£15,000+**

### A Plot of Land Measuring Approximately 161 sq m (1,734 sq ft)

#### Location

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

#### Note

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

#### Tenure

Freehold

#### Description

The lot comprises a plot of land measuring approximately 161 sq m (1,734 sq ft). Plans have been drawn up for the erection of a two bedroom 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.



# LOT 267

## Land at Bloomsbury Close, Freshbrook, Swindon, Wiltshire SN5 8PG

\*Guide Price  
**£10,000-£30,000**

### A Plot of Land Measuring Approximately 2,103 sq m (22,640 sq ft)

#### Location

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

#### Description

The lot comprises a plot of land measuring approximately 2,103 sq m (22,640 sq ft). Plans have been drawn up for the erection of six terraced 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 268

## Land to the Rear of 11 & 13 Aylesbury Drive, Great Notley, Braintree, Essex CM77 7AW

\*Guide Price  
**£5,000-£20,000**

### A Plot of Land Measuring Approximately 290 sq m (3121 sq ft)

**Tenure**  
Freehold

**Description**  
The lot comprises a plot of land measuring approximately 290 sq m (3121 sq ft). 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 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 Great Notley Country Park are within easy reach. Transport links are provided by Braintree 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 269

## Land Adjacent to 19 Roslyn Way, Houghton Regis, Dunstable, Bedfordshire LU5 6JX

\*Guide Price  
**£10,000+**

### A Plot of Land with Associated Roadways Measuring Approximately 4,614 sq m (49,664 sq ft)

**Tenure**  
Freehold

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

**Description**  
The property comprises a plot of land with associated roadways measuring approximately 4,614 sq m (49,664 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 270

## Land to the Rear of 2 School Road, Silver End, Witham, Essex CM8 3RZ

\*Guide Price  
**£10,000+**

### A Plot of Land Measuring Approximately 115 sq m (1,243 sq ft)

**Tenure**  
Freehold

**Location**  
The land is situated on a residential road close to local shops and amenities. The open spaces of Silver End Memorial Gardens are within easy reach. Transport links are provided by White Notley rail station.

**Description**  
The lot comprises a plot of land measuring approximately 115 sq m (1,243 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 271

## Garage at 3 Buckthorns, Bracknell, Berkshire RG42 1TA

\*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 Popes Meadow are within easy reach. Transport links are provided by Martins Heron rail station.

**Description**  
The property comprises a single storey lock up garage.



LOT **272**

**Land at Shawford Gardens, Bournemouth, Dorset BH8 0PE**

\*Guide Price  
**£10,000-£35,000**

**A Plot of Land Measuring Approximately 270 sq m (2,897 sq ft)**

**Tenure**  
Freehold

**Description**  
The lot comprises a plot of land measuring approximately 270 sq m (2,897 sq ft). Plans have been drawn up for the erection of a 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 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 Strouden Park are within easy reach. Transport links are provided by Pokesdown 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 **273**

**Land to the Rear of 93 Croydon Road, Penge, London SE20 7SX**

\*Guide Price  
**£5,000-£10,000**

**A Plot of Land Measuring Approximately 332 sq m (3,569 sq ft). Previously had Planning for the Erection of Garages**

**Tenure**  
Freehold

**Location**  
The land is situated on a residential road close to local shops and amenities. The open spaces of Betts Park are within easy reach. Transport links are provided by Penge West overground station and Birkbeck Tram rail station.

**Planning**  
Bromley Borough Council granted the following planning permission (ref: 14/03035/FULL1) on 29th December 2014 : 'Erection of triple garage on Land rear of 93 Croydon Road, Penge'. Planning has now lapsed.

**Description**  
The lot comprises a plot of land measuring approximately 332 sq m (3,569 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.



LOT **274**

**Garage 12 Hilltop Court, Grange Road, Selhurst,  
London SE19 3BX**

\*Guide Price  
**£5,000-£12,000**

**A Vacant Single Storey Lock Up Garage**

**Tenure**  
Freehold

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

**Description**  
The property comprises a single storey lock up garage.



LOT **275**

**Garage to the Rear of 10 Bowstoke Road, Birmingham,  
West Midlands B43 5EA**

\*Guide Price  
**£5,000+**

**A Vacant Single Storey Lock Up Garage**

**Tenure**  
Freehold

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

**Description**  
The lot comprises a single storey lock up garage.



LOT **276**

**Garage at 25 Elm Tree Close, Selsey, Chichester, West Sussex PO20 0SQ**

\*Guide Price  
**£3,000+**

**A Vacant Single Storey Lock Up Garage**

**Tenure**  
Freehold

**Location**  
The garage is situated on a residential road close to local shops and amenities. The open spaces of East Beach are within easy reach. Transport links are provided by Chichester rail station.

**Description**  
The lot comprises a single storey lock up garage.



LOT **277**

**Garage at 17 West Way, Wick, Littlehampton, West Sussex BN17 7LY**

\*Guide Price  
**£5,000-£15,000**

**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 Worthing Road Recreation Ground are within easy reach. Transport links are provided by Littlehampton rail station.

**Description**  
The property comprises a single storey lock up garage.



# LOT 278

## Land to The Rear of 33 Broadway Avenue, Croydon, Surrey CR0 2LP

\*Guide Price  
**£1,000-£10,000**

### A Plot of Land

**Tenure**  
Freehold

**Location**  
The land is situated to the rear of number 33 Broadway Avenue. The open spaces of Whitehorse Road Recreation Ground are within easy reach. Transport links are provided by Selhurst rail station.

**Description**  
The lot comprises a square shaped plot of land measuring approximately 14 sq m (150 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 279

## Land Adjacent to 89 Trapstyle Road, Ware, Hertfordshire SG12 0BA

\*Guide Price  
**£1,000-£10,000**

### A Plot of Land Measuring Approximately 278 sq m (2,994 sq ft)

**Tenure**  
Freehold

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

**Description**  
The lot comprises a plot of land measuring approximately 278 sq m (2,994 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 **280**

**Garage 35 Blackabrook Avenue, Princetown, Yelverton, Devon PL20 6RH**

\*Guide Price  
**£1,000+**

**A Vacant Single Storey Garage**

**Tenure**  
Freehold

**Location**  
The garage is situated on a residential road close to local shops and amenities. There are numerous green open spaces that are within easy reach. Transport links are provided by the A38 to the east.

**Description**  
The property comprises a single storey garage.



LOT **281**

**Part of Land On The North West Side Of Oxney Road, Peterborough, Cambridgeshire PE1 5RX**

\*Guide Price  
**£1,000+**

**A Plot of Land Measuring Approximately 516 sq m (5,554 sq ft)**

**Tenure**  
Freehold

**Location**  
The land 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 Peterborough rail station.

**Description**  
The lot comprises a plot of land measuring approximately 516 sq m (5,554 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 282

## Part of Land at Houghton Regis, Dunstable, Bedfordshire LU5 5RE

\*Guide Price  
**£1,000+**

**A Plot of Land Measuring Approximately 0.08 Acres / 362 sq m / 3,900 sq ft**

**Tenure**  
Freehold

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

**Description**  
The lot comprises a plot of land measuring approximately 0.08 Acres / 362 sq m / 3,900 sq ft.

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



# LOT 283

## Flat 10 Lightbox, 63 Earl Street, Sheffield, South Yorkshire S1 4WG

\*Guide Price  
**Sold Prior**

**A Vacant Ground Floor One Bedroom Flat**

**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.

**EPC Rating C**

**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



**LOT 284**

**20 Radio St. Peters, Sutton Road, Trusthorpe, Mablethorpe, Lincolnshire LN12 2PH**

\*Guide Price  
**Sold Prior**

**A Vacant Three Bedroom Semi Detached Bungalow**

**Location**

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

**Description**

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

**EPC Rating D**

**Tenure**

Leasehold. The property is held on a 999 year lease from 25th March 1989 (thus approximately **963 years unexpired**).

**Accommodation Ground Floor**

Reception Room  
Kitchen  
Three Bedrooms  
Bathroom

**Exterior**

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



**LOT 285**

**Apartment 153 Peebles Court, 21 Whitestone Way, Croydon, Surrey CR0 4WN**

\*Guide Price  
**Sold Prior**

**A Fourth Floor Two Bedroom Flat**

**Location**

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

**Description**

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

**EPC Rating C**

**Tenure**

Leasehold. The property is held on a 155 year lease from 1st January 2007 (thus approximately **135 years unexpired**).

**Accommodation Fourth Floor**

Open Plan Reception/Kitchen  
Two Bedrooms (one with an en-suite)  
Bathroom

**Exterior**

The property benefits from a balcony.

**On the Instructions of**



# LOT 286

## 32 Station Road, Strood, Rochester, Kent ME2 4BG

\*Guide Price  
**Sold Prior**

### A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £7,800 Per Annum

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Strood Waterfront are within easy reach. Transport links are provided by Strood 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 12 months commencing 1st June 2015 at a rent of £650 per calendar month (Holding Over).

**EPC Rating D**

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

**First Floor**  
Three Bedrooms

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

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



# LOT 287

## 59 Lord Street, Blackpool, Lancashire FY1 2BJ

\*Guide Price  
**Sold Prior**

### A Vacant Mid Terrace Building Arranged to Provide Three Flats

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

**Description**  
The property comprises a mid terrace building arranged to provide three flats situated over ground and two upper floors. The property requires a program of refurbishment.

**Tenure**  
Freehold

**Accommodation**  
**Ground Floor - Flat 1**  
Three Rooms  
Kitchen  
Bathroom

**First Floor - Flat 2**  
Two Rooms  
Bathroom

**Second Floor - Flat 3**  
Two Rooms  
Bathroom



**LOT 288**

**14 Leagate Road, Gipsy Bridge, Boston, Lincolnshire PE22 7BU**

\*Guide Price  
**Sold Prior**

**A Vacant Two Bedroom Detached Bungalow**

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. There are numerous green open spaces within easy reach. Transport links are provided by Boston rail station.

**Description**  
The property comprises a two bedroom detached bungalow arranged over the ground floor. We believe that the property appears to be of non-standard construction.

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

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

**EPC Rating** F



**LOT 289**

**37A Perth Road, Haringey, London N22 5PY**

\*Guide Price  
**Sold Prior**

**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 White Hart Lane Park are within easy reach. Transport links are provided by Wood Green underground station (Piccadilly line).

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

**EPC Rating** D

**Tenure**  
Leasehold. The property is held on a 99 year lease from 25th December 2016 (thus approximately **89 years unexpired**).

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

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

**On the Instructions of**



**LOT 290** | 143 Henson Park, Chard,  
Somerset TA20 1NL

\*Guide Price  
**Sold Prior**

**A Vacant Two Bedroom Mid Terrace House**

**Tenure**  
Freehold

**Location**  
The property is situated on a residential road close to local shops and amenities. The open spaces of Henson Park are within easy reach. Transport links are provided by the A358.

**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 both front and rear gardens and an outbuilding.



**LOT 291** | 293 Green Lane, Ilford,  
Essex IG3 9TL

\*Guide Price  
**Sold Prior**

**A Vacant Two Bedroom Mid Terrace House**

**Tenure**  
Freehold

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

**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 a rear garden and off street parking.



LOT **292**

**4 Swindon Close, Seven Kings, Ilford, Redbridge IG3 8BQ**

\*Guide Price  
**Sold Prior**

**A Three Bedroom Mid Terrace House Subject to an Assured Shorthold Tenancy Producing £21,039.96 Per Annum**

**Tenure**  
Freehold

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

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

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

**First Floor**  
Three Bedrooms  
Bathroom

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

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



LOT **293**

**7 Upwick Road, Eastbourne, East Sussex BN20 8NA**

\*Guide Price  
**Sold Prior**

**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 Gildredge Park are within easy reach. Transport links are provided by Eastbourne 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**  
Two Reception Rooms  
Kitchen  
WC

**First Floor**  
Three Bedrooms  
Bathroom

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

**EPC Rating E**



# LOT 294

By Order of the LPA Receivers  
**130 Wellesley Court, Maida Vale,  
London W9 1RN**

\*Guide Price  
**Sold Prior**

### 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 Paddington Recreation Ground are within easy reach. Transport links are provided by Maida Vale underground station (Bakerloo line).

#### 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.

#### Tenure

Leasehold. The property is held on a 125 year lease from 29th September 1983 (thus approximately **82 years unexpired**).

#### Accommodation

**Fourth Floor**  
Reception Room  
Kitchen  
Bedroom  
Bathroom

#### Exterior

The property benefits from a private balcony.

**EPC Rating C**



# LOT 295

**17 Charles Road, Yeovil,  
Somerset BA21 5LR**

\*Guide Price  
**Sold Prior**

### A Vacant Three Bedroom Mid Terrace House

#### Tenure

Freehold

#### Location

The property is situated on a residential road close to local shops and amenities. The open spaces of 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 296**

**3 Canada Grove, Bognor Regis,  
West Sussex P021 1DW**

\*Guide Price  
**Sold Prior**

**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 Hotham Park and Aldwick Beach are within easy reach. Transport links are provided by Bognor Regis rail station.

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

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

**First Floor**  
Two Bedrooms  
Bathroom

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

**EPC Rating** D



**LOT 297**

**2 St. Nicholas Road, Great Yarmouth,  
Norfolk NR30 1NL**

\*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 Britannia Pier are within easy reach. Transport links are provided by Great Yarmouth rail station.

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

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

**First Floor**  
Two Bedrooms (one with an en-suite)  
Bathroom



# LOT 298

**Flat 2, 97 St. Peters Street, St. Albans, Hertfordshire AL1 3EN**

\*Guide Price  
**Sold Prior**

### A Vacant Second Floor Studio Flat

#### Tenure

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

#### Location

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

#### Description

The property comprises a second floor studio flat situated within a Grade II listed mid terrace building arranged over ground and two upper floors.

#### Accommodation

**Second Floor**  
Studio Room  
Bathroom



# LOT 299

**Flat 112 Montana Building, Deals Gateway, London SE13 7QF**

\*Guide Price  
**Sold Prior**

### 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 Broadway Fields are within easy reach. Transport links are provided by New Cross underground and rail station.

#### Description

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

**EPC Rating B**

#### Tenure

Leasehold. The property is held on a 125 year lease from 1st January 2002 (thus approximately **100 years unexpired**).

#### Accommodation

**First Floor**  
Open Plan Reception/Kitchen  
Bedroom  
Bathroom



**LOT 300**

**6 Week Completion Available**  
**34 Charles Road, Filton, Bristol,**  
**Avon BS34 7ET**

\*Guide Price  
**Sold Prior**

**A Vacant Two Bedroom Mid Terrace House**

**Tenure**  
 Freehold

**Location**  
 The property is situated on a residential road close to local shops and amenities. The open spaces of Elm Park are within easy reach. Transport links are provided by Filton Abbey Wood 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.

**Note**  
 6 Week Completion Available

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

**First Floor**  
 Two Bedrooms  
 Bathroom

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

**EPC Rating** E



**LOT 301**

**15 Monarch Close, Feltham,**  
**Middlesex TW14 8BB**

\*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 Saint Dunstan's Meadow are within easy reach. Transport links are provided by Heathrow Terminal 4 underground station (Piccadilly line) and Feltham 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  
 Kitchen/Diner  
 WC

**First Floor**  
 Three Bedrooms  
 Bathroom

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

**EPC Rating** D



LOT 302

Flat 9 Viscount House, 8 Lakeside Drive, Park Royal, London NW10 7GS

\*Guide Price  
**Sold Prior**

**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 Wormwood Scrubs are within easy reach. Transport links are provided by Park Royal underground station (Piccadilly line).

**Description**

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

**Exterior**

The property benefits from a balcony.

**Note**

Auction Date - 3rd March 2026.

**Tenure**

Leasehold. The property is held on a 999 year lease from 24th June 2016 (thus approximately 990 years unexpired).

**Accommodation**

**First Floor**  
Open Plan Reception/Kitchen  
Two Bedrooms  
Two Bathrooms

**On the Instructions of**



EPC Rating B



**Next auction: 27th May & 28th May**

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@auctionhouselondon.co.uk](mailto:info@auctionhouselondon.co.uk)**

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# Common Auction Conditions (Edition 4)

## Reproduced with the consent of the RICS

Common Auction Conditions (4th Edition – reproduced with the consent of the RICS). The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

### INTRODUCTION

The Common Auction Conditions are designed for real estate auctions, to set a consistent practice across the industry. There are three sections, all of which must be included without variation, except where stated:

### GLOSSARY

The glossary gives special meanings to certain words used in the conditions.

### AUCTION CONDUCT CONDITIONS

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who participates in the auction. They apply wherever the property is located, and cannot be changed without the auctioneer's agreement.

We recommend that these conditions are set out in a two-part notice to bidders, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions and any extra auction conduct conditions.

### SALE CONDITIONS

The Sale Conditions apply only to property in England and Wales, and govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum. They must not be used if other standard conditions apply.

### GLOSSARY

This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the Common AUCTION Conditions that must be included without variation (but the SPECIAL CONDITIONS may include defined words that differ from the glossary so long as they apply only to the SPECIAL CONDITIONS).

The laws of England and Wales apply to the CONDITIONS and YOU, WE, the SELLER and the BUYER all submit to the jurisdiction of the Courts of England and Wales.

Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the AUCTION or the CONTRACT DATE (as applicable); and
- where the following words appear in small capitals they have the specified meanings.

### ACTUAL COMPLETION DATE

The date when COMPLETION takes place or is treated as taking place for the purposes of apportionment and calculating interest.

### ADDENDUM

An amendment or addition to the CONDITIONS or to the PARTICULARS or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS or an oral announcement at the AUCTION.

### AGREED COMPLETION DATE

Subject to CONDITION G9.3:

- the date specified in the SPECIAL CONDITIONS; or
- if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE; but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

### APPROVED FINANCIAL INSTITUTION

Any bank or building society that is regulated by a competent UK regulatory authority or is otherwise acceptable to the AUCTIONEERS.

### ARREARS

ARREARS of rent and other sums due under the TENANCIES and still outstanding on the ACTUAL COMPLETION DATE.

### ARREARS SCHEDULE

The ARREARS schedule (if any) forming part of the SPECIAL CONDITIONS.

### AUCTION

The AUCTION advertised in the CATALOGUE.

### AUCTION CONDUCT CONDITIONS

The conditions so headed, including any extra AUCTION CONDUCT CONDITIONS.

### AUCTIONEERS

The AUCTIONEERS at the AUCTION.

### BUSINESS DAY

Any day except (a) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

### BUYER

The person who agrees to buy the LOT or, if applicable, that person's personal representatives: if two or more are jointly the BUYER their obligations can be enforced against them jointly or against each of them separately.

### CATALOGUE

The catalogue for the AUCTION as it exists at the date of the AUCTION (or, if the catalogue is then different, the date of the CONTRACT) including any ADDENDUM and whether printed or made available electronically.

### COMPLETION

Unless the SELLER and the BUYER otherwise agree, the occasion when they have both complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION has been unconditionally received in the SELLER'S conveyancer's client account (or as otherwise required by the terms of the CONTRACT).

### CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

### CONTRACT

The CONTRACT by which the SELLER agrees to sell and the BUYER agrees to buy the LOT.

### CONTRACT DATE

The date of the AUCTION or, if the LOT is sold before or after the AUCTION:

- the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or
- if CONTRACTS are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

### DOCUMENTS

DOCUMENTS of title including, if title is registered, the entries on the register and the title plan and other DOCUMENTS listed or referred to in the SPECIAL CONDITIONS relating to the LOT (apart from FINANCIAL CHARGES).

### EXTRA GENERAL CONDITIONS

Any CONDITIONS added or varied by the AUCTIONEERS starting at CONDITION G30.

### FINANCIAL CHARGE

A charge to secure a loan or other financial indebtedness (but not including a rentcharge or local land charge).

### GENERAL CONDITIONS

The SALE CONDITIONS headed 'GENERAL CONDITIONS OF SALE' including any EXTRA GENERAL CONDITIONS.

### INTEREST RATE

If not specified in the SPECIAL CONDITIONS, the higher of 6% and 4% above the base rate from time to time of Barclays Bank plc. The INTEREST RATE will also apply to any judgment debt, unless the statutory rate is higher.

### LOT

Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including chattels, if any).

### OLD ARREARS

ARREARS due under any of the TENANCIES that are not "new TENANCIES" as defined by the Landlord and Tenant (Covenants) Act 1995.

### PARTICULARS

The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM).

### PRACTITIONER

An insolvency PRACTITIONER for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, a person undertaking a similar role).

### PRICE

The PRICE (exclusive of VAT) that the BUYER agrees to pay for the LOT.

### READY TO COMPLETE

Ready, willing and able to complete: if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding financial charges do not prevent the SELLER from being READY TO COMPLETE.

### SALE CONDITIONS

The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.

### SALE MEMORANDUM

The form so headed (whether or not set out in the CATALOGUE) in which the terms of the CONTRACT for the sale of the LOT are recorded.

### SELLER

The person selling the LOT. If two or more are jointly the SELLER their obligations can be enforced against them jointly or against each of them separately.

### SPECIAL CONDITIONS

Those of the SALE CONDITIONS so headed that relate to the LOT.

### TENANCIES

TENANCIES, leases, licences to occupy and agreements for lease and any DOCUMENTS varying or supplementing to them.

### TENANCY SCHEDULE

The schedule of TENANCIES (if any) forming part of the SPECIAL CONDITIONS.

### TRANSFER

TRANSFER includes a conveyance or assignment (and "to TRANSFER" includes "to convey" or "to assign").

### TUPE

The TRANSFER of Undertakings (Protection of Employment) Regulations 2006.

### VAT

Value Added Tax or other tax of a similar nature.

### VAT OPTION

An option to tax.

### WE (and US and OUR)

The AUCTIONEERS.

### YOU (and YOUR)

Someone who has seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

### AUCTION CONDUCT CONDITIONS

Words in small capitals have the special meanings defined in the Glossary.

The AUCTION CONDUCT CONDITIONS (as supplemented or varied by CONDITION A6, if applicable) are a compulsory section of the Common AUCTION Conditions. They cannot be disappplied or varied without OUR agreement, even by a CONDITION purporting to replace the Common AUCTION Conditions in their entirety.

### A1

#### INTRODUCTION

A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

A1.2 If YOU make a bid for a LOT or otherwise participate in the

### A2

#### A2.1

AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree.

#### OUR ROLE

- As agents for each SELLER we have authority to
- prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
  - offer each LOT for sale;
  - sell each LOT;
  - receive and hold deposits;
  - sign each SALE MEMORANDUM; and
  - treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS or fails to provide identification as required by the AUCTIONEERS.

OUR decision on the conduct of the AUCTION is final.

WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.

YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.

WE may refuse to admit one or more persons to the AUCTION without having to explain why.

YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

#### BIDDING AND RESERVE PRICES

All bids are to be made in pounds sterling exclusive of VAT. WE may refuse to accept a bid. WE do not have to explain why.

If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.

Unless stated otherwise each LOT is subject to a reserve PRICE (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve PRICE the LOT will be withdrawn from the AUCTION.

Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER'S behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

### A4

#### A4.1

**THE PARTICULARS AND OTHER INFORMATION**  
WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT.

The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

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.

### A5

#### A5.1

#### THE CONTRACT

A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.

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

#### A5.2

#### A5.3

#### A5.4

#### A5.5

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	conveyancer); and				
	(d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.	G2.3	CONTRACT.	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.
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.		Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.		
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	<b>BETWEEN CONTRACT AND COMPLETION</b>	G5	<b>TRANSFER</b>
A5.8	If the BUYER does not comply with its obligations under the CONTRACT then	G3.1	From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS
	(a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and		(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or		(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) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER's default.	G3.2	(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.		(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
A5.9	Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.		If the SELLER is required to insure the LOT then the SELLER	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.
			(a) must produce to the BUYER on request all relevant insurance details;	G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
			(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;	G5.4	Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER
			(c) gives no warranty as to the adequacy of the insurance;		(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;
			(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;		(b) the form of new lease is that described by the SPECIAL CONDITIONS; and
			(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		(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.
			(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).		
		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	<b>COMPLETION</b>
		G3.4	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.	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.
		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.	G6.2	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.
				G6.3	Payment is to be made in pounds sterling and only by
		G4	<b>TITLE AND IDENTITY</b>		(a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and
		G4.1	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.		(b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.
		G4.2	The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:	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.
			(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.	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.
			(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.	G6.6	Where applicable the CONTRACT remains in force following COMPLETION.
			(c) If title is in the course of registration, title is to consist of:	G7	<b>NOTICE TO COMPLETE</b>
			(i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;	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.
			(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and	G7.2	The person giving the notice must be READY TO COMPLETE.
			(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.	G7.3	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:
			(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.		(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.
		G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):	G7.4	If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:
			(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		(a) terminate the CONTRACT; 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.		(b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.
		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.	G8	<b>IF THE CONTRACT IS BROUGHT TO AN END</b>
		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.		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.
				G9	<b>LANDLORD'S LICENCE</b>
				G9.1	Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.
				G9.2	The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully
<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 disapplied 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.					
G1	<b>THE LOT</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.				
G1.2	The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.				
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.				
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.				
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.				
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.				
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.				
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.				
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.				
G2	<b>DEPOSIT</b>				
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).				
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				



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	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.				
	(d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERring Employees after COMPLETION.				
<b>G21</b>	<b>ENVIRONMENTAL</b>	<b>G24</b>	relation to rent review negotiations and proceedings.		
G21.1	This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.	G24.1	<b>TENANCY RENEWALS</b>		
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	G24.2	This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.		
G21.3	The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.	G24.3	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.		
<b>G22</b>	<b>SERVICE CHARGE</b>	G24.4	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.		
G22.1	This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.		Following COMPLETION the BUYER must:		
G22.2	No apportionment is to be made at COMPLETION in respect of service charges.		(a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;		
G22.3	Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing: (a) service charge expenditure attributable to each TENANCY; (b) payments on account of service charge received from each tenant;		(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		
G22.4	(c) any amounts due from a tenant that have not been received; (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.	G24.5	(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.		
	In respect of each TENANCY, if the service charge account shows: (a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or (b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER;	<b>G25</b>	<b>WARRANTIES</b>		
	but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.	G25.1	Available warranties are listed in the SPECIAL CONDITIONS.		
G22.5	In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.	G25.2	Where a warranty is assignable the SELLER must: (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.		
G22.6	If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund: (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.	G25.3	If a warranty is not assignable the SELLER must after COMPLETION: (a) hold the warranty on trust for the BUYER; and (b) at the BUYER's cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.		
<b>G23</b>	<b>RENT REVIEWS</b>	<b>G26</b>	<b>NO ASSIGNMENT</b>		
G23.1	This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.		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.		
G23.2	The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.	<b>G27</b>	<b>REGISTRATION AT THE LAND REGISTRY</b>		
G23.3	Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.	G27.1	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: (a) procure that it becomes registered at the Land Registry as proprietor of the LOT; (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.		
G23.4	The SELLER must promptly: (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.	G27.2	This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable: (a) apply for registration of the TRANSFER; (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and (c) join in any representations the SELLER may properly make to the Land Registry relating to the application.		
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.	<b>G28</b>	<b>NOTICES AND OTHER COMMUNICATIONS</b>		
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.	G28.1	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.		
G23.7	If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as ARREARS.	G28.2	A communication may be relied on if: (a) delivered by hand; or (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.		
G23.8	The SELLER and the BUYER are to bear their own costs in	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.
					<b>EXTRA GENERAL CONDITIONS</b>
					Applicable for all lots where the Common Auction Conditions apply.
					<b>1</b>
					<b>The Deposit</b>
					1.1 General Conditions A5.5a shall be deemed to be deleted and replaced by the following:
					1.2 A5.5a. The Deposit:
					(a) must be paid to the auctioneers by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept). Payments by cheque will incur an additional administration fee of £30.00 (£25.00 + VAT) to the Auctioneer
					(b) is to be held as stakeholder save to the extent of the auctioneers' fees and expenses (which shall subject to clause 2.1 of the Extra General Conditions include the Buyer's Administration Charge) which part of the deposit shall be held as agents for the seller. Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place.
					<b>2</b>
					<b>Buyer's Administration Charge</b>
					2.1 Should your bid be successful for the Lot you will be liable to pay a Buyer's Administration Charge of £1,800 (£1,500 + VAT) upon exchange of contracts to the Auctioneer. The Buyer's Administration Charge is payable at any time the Lot is sold and not limited to sales in the auction room. In the event that the Buyer does not pay this fee directly to the auctioneers on exchange of contracts of the Lot then the provisions under clause 1.2 b) of the Extra General Conditions shall apply.
					<b>3</b>
					<b>Extra Auction Conduct Conditions</b>
					3.1 Despite any special condition to the contrary the minimum deposit we accept is £5,000 (or the total price, if less). A special condition may, however, require a higher minimum deposit.
					<b>MONEY LAUNDERING REGULATIONS</b>
					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:
					1. In the case of an individual bidding at auction, we will require a certified copy of a passport and utility bill.
					2. 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.
					3. 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.
					4. 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.
					5. Your ID will be kept on file for 5 years and will we only require updated documents if you change address.
					6. 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 <a href="mailto:info@auctionhouselondon.co.uk">info@auctionhouselondon.co.uk</a> . 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

## 2026 Auction Schedule

Wednesday 28th January

Wednesday 11th February & Thursday 12th February

Wednesday 4th March

Wednesday 18th March & Thursday 19th March

Wednesday 22nd April & Thursday 23rd April

Wednesday 27th May & Thursday 28th May

Wednesday 24th June & Thursday 25th June

Wednesday 29th July & Thursday 30th July

Wednesday 2nd September & Thursday 3rd September

Wednesday 7th October & Thursday 8th October

Wednesday 11th November & Thursday 12th November

Wednesday 9th December & Thursday 10th December

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**Property Auction Experts.**  
**Locally, Regionally, Nationally.**