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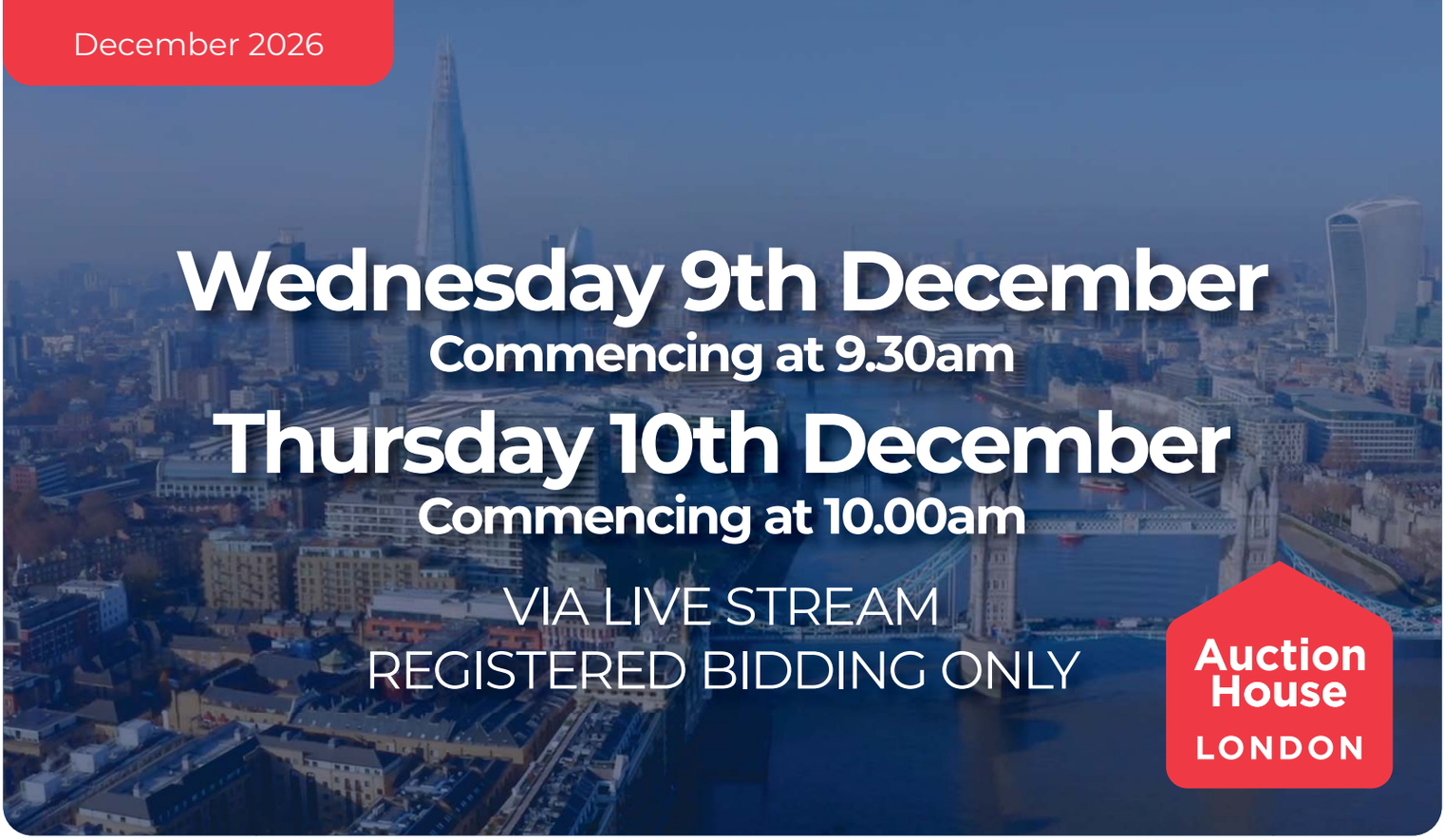
Auction House LONDON

TWO DAY AUCTION

9th December & 10th December

LIVE STREAM AUCTION
REGISTERED BIDDING ONLY





Auction House London
2027 Auction Schedule

Wednesday 27th January
Wednesday 10th & Thursday 11th February
Wednesday 3rd March
Wednesday 31st March & Thursday 1st April
Wednesday 5th & Thusday 6th May
Wednesday 19th May
Wednesday 2nd & Thursday 3rd June
Wednesday 16th June
Wednesday 7th & Thursday 8th July
Wednesday 21st July
Wednesday 4th & Thursday 5th August
Wednesday 18th August
Wednesday 1st & Thursday 2nd September
Wednesday 22nd September
Wednesday 6th & Thursday 7th October
Wednesday 27th October
Wednesday 17th & Thursday 18th November
Wednesday 8th & Thursday 9th December

Auction House London
5 Hampstead Gate, 1a Frognal,
Hampstead, London NW3 6AL
020 7625 9007 • info@auctionhouselondon.co.uk
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
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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. 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 whist 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

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Co-Founder & CEO



Andrew Binstock
Co-Founder & Auctioneer



Jordan Phillips
Associate Director



Jamie Weir
Associate Director & Auctioneer



Alice Chemla
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Puja Rawal
Senior Auction Specialist



Joe Labelda
Auction Specialist



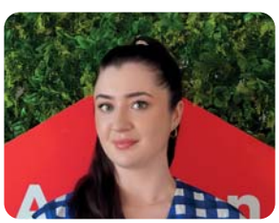
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Auction Specialist



Zac Morrow
Compliance Manager & Auctioneer



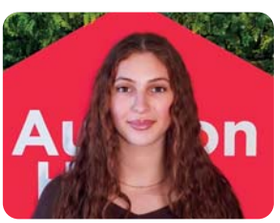
Georgia Head
PA to Andrew Binstock & Head of Timed Auctions



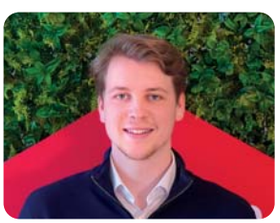
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New Business Development



Ella Goldstein
New Business Development



Olivia Collins
Sales Support Team Leader



Max Smith
Sales Support



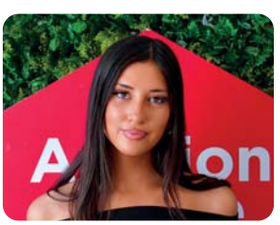
Oliver Smith
Auction Support Executive



Lex Woolf
Sales Support



Amy O'Grady
Compliance Administrator



Bo Nathan
Auction Support Executive

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OUR 2026 AUCTION SCHEDULE

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

OUR 2026 AUCTION FIGURES

	Lots Offered	Lots Sold	Total Raised
Our figures for **February**	288	219	£50M
Our figures for **March**	253	183	£36M
Our figures for **April**	276	178	£30M
Our figures for **May**	366	160	£41M
Our figures for **June**	220	154	£45M
Our figures for **July**	267	186	£39M
Our figures for **September**	171	123	£23M
Our figures for **October**	242	157	£29.5
Our figures for **November**	200	140	£31M

Our total figures for 2025 are

2,428 Lots Offered

1,636 Lots Sold

£311 million Total Raised



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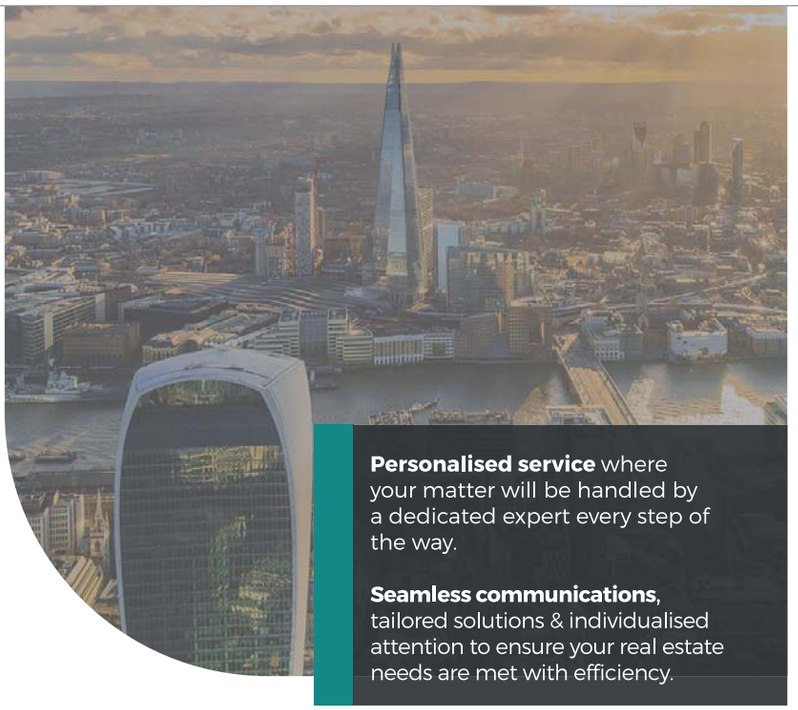
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If there are no viewings advertised on the website, please register your interest, and we will update you by email when the viewing times are available. Registering for the legal pack will notify you of any changes to the lot details, including amended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



Auction House LONDON



Lots 1 - 99

Next Page >>>

LOT 1

211 Buckhurst Avenue, Carshalton, Surrey SM5 1PD

*Guide Price
£95,000+

A Three Bedroom End of Terrace House

Tenure
The property is offered freehold. The freehold title is subject to a lease dated 11 August 1936 for a term of 99 years from 24 June 1936. The current owner of the leasehold interest is unknown. The leasehold title is not registered at HM Land Registry and a copy of the lease is not currently available. Buyers must satisfy themselves as to the nature and extent of any rights or interests affecting the property prior to bidding.

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

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens.

EPC Rating D

On the Instructions of
LSL Property Services plc







LOT 2

Flat 95 Sleaford House, Fern Street, Tower Hamlets, London E3 3PZ

*Guide Price
£125,000+

A Vacant Seventeenth and Eighteenth Floor Two Bedroom Split Level Flat in Need of Refurbishment

Tenure
Leasehold. The property is held on a 125 year lease from 20th March 1989 (thus approximately **87 years unexpired**).

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

Description
The property comprises a seventeenth and eighteenth floor two bedroom split level flat situated within a purpose built block arranged over ground and nineteen upper floors.

Accommodation
Seventeenth Floor
Reception Room
Kitchen

Eighteenth Floor
Two Bedrooms
Bathroom
Separate W/C

Exterior
The property benefits from a private balcony on both floors.

EPC Rating D









All properties are subject to a buyer's administration fee of £1,500 (£1,250 + VAT) unless otherwise stated in the addendum. Prospective buyers are advised to read the "Notice to Prospective Buyers" as well as the relevant legal pack, general and special conditions of sale and addendum.

LOT 3

By Order of a Housing Association

Flat D 39 Sinclair Road, Hammersmith and Fulham, London W14 0NS

*Guide Price
£255,000+

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 Holland Park are within easy reach. Transport links are provided by Kensington Olympia underground station (District line), overground station and rail station.

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

EPC Rating D

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

Accommodation
Reception Room
Kitchen
Bedroom
Bathroom











LOT 4

By Order of a Housing Association

2B Chesham Street, Neasden, London NW10 0BJ

*Guide Price
£180,000+

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 Quainton Street Open Space are within easy reach. Transport links are provided by Neasden underground station (Jubilee line) and Wembley Stadium rail station.

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

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

Accommodation
First Floor
Reception Room
Kitchen
Bedroom
Bathroom











Legal packs and telephone/proxy bidding forms are available for each lot at auctionhouselondon.co.uk.
*Guides 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 (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

LOT 5

162 Charlton Road, Shepperton, Middlesex TW17 0SR

*Guide Price
£230,000+

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 Halliford Park are within easy reach. Transport links are provided by Sunbury rail station and the M3.

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

EPC Rating D

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Bedroom with En-Suite
Bathroom

Second Floor
Two Bedrooms (One with En-Suite)

Exterior
The property benefits from a rear garden.











LOT 6

1138 Green Lane, Dagenham, Essex RM8 1BP

*Guide Price
£200,000+

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 Valence Park are within easy reach. Transport links are provided by Chadwell Heath underground station (Elizabeth line) and Seven Kings rail station.

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

Exterior
The property benefits from both front and rear gardens.

Tenure
Freehold

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom



All properties are subject to a buyer's administration fee of £1,800 (£1,500 + VAT) unless otherwise stated in the addendum. Prospective buyers are advised to read the "Notice to Prospective Buyers" as well as the relevant legal pack, general and special conditions of sale and addendum.

LOT 7

Ground Floor Flat 40 Edward Road, Walthamstow, London E17 6LU

*Guide Price
£330,000+

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 Lee Valley Park are within easy reach. Transport links are provided by Blackhorse Road underground station (Victoria line) and Lea Bridge rail station.

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

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

Accommodation
Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom
G.I.A Approximately 45 sq m

Exterior
The property benefits from a private rear garden.

EPC Rating C











LOT 8

68 Grant Road, Harrow, Middlesex HA3 7SQ

*Guide Price
£310,000+

A Vacant Three Bedroom Mid Terrace House In Need of Refurbishment. 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 Byron Park are within easy reach. Transport links are provided by Harrow & Wealdstone Station overground station (Lioness line).

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 off-street parking and a rear garden.



Legal packs and telephone/proxy bidding forms are available for each lot at auctionhouselondon.co.uk.
*Guides 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 (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

LOT 9

4 Park Road East, Uxbridge, Hillingdon UB10 0AQ

*Guide Price
£250,000+

A Vacant Three Bedroom End of Terrace House In Need of Refurbishment. Potential To Add a Front Dormer To Create a Four Bedroom House (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 Rockingham Recreation Ground are within easy reach. Transport links are provided by Uxbridge underground station (Metropolitan and District lines).

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Bathroom

First Floor
Two Bedrooms

Second Floor
Bedroom
Room

Exterior
The property benefits from both front and rear gardens and a garage to the rear of the property.







LOT 10

6 Week Completion Available

50 Croppath Road, Dagenham, Essex RM10 8BN

*Guide Price
£200,000+

A Vacant Four Bedroom Semi Detached House. Potential for Extension (Subject to Obtaining all Necessary Consents)

Tenure
Freehold

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

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

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

First Floor
Three Bedrooms
Bathroom

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

EPC Rating D



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LOT 11

1 Carolyn Court, Trinity Road, Luton, Bedfordshire LU3 2NF

*Guide Price
£20,000+

A Vacant Ground Floor One Bedroom Flat in Need of Modernisation

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

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

Tenure
Leasehold. The property is held on a 99 year lease from 24th June 1970 (thus approximately **42 years unexpired**).

Accommodation
Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating D



LOT 12

16 Hughenden Road, Worcester Park, Surrey KT4 8DD

*Guide Price
£270,000+

A Vacant Three Bedroom Mid Terrace House in Need of Refurbishment

Tenure
Freehold

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











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LOT 13

47 Canute Gardens, Rotherhithe, London SE16 2PN

*Guide Price
£120,000+

A Vacant First Floor Two Bedroom Flat

Tenure
Leasehold. The property is held on a 125 year lease from 5th February 2018 (thus approximately **116 years unexpired**).

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Southwark Park are within easy reach. Transport links are provided by Canada Water underground station (Jubilee line), overground station and South Bermondsey rail station.

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

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

Exterior
The property benefits from a private balcony and communal gardens.

EPC Rating E



LOT 14

13 Windmill Road, Gillingham, Kent ME7 5NT

*Guide Price
£110,000+

A Vacant Three Bedroom Mid Terrace House in Need of Refurbishment

Tenure
Freehold

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

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

EPC Rating C

Accommodation
Lower Ground Floor
Basement

Ground Floor
Through Reception Room
Kitchen
Bathroom
Separate WC

First Floor
Three Bedrooms

Exterior
The property benefits from a rear garden.



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LOT 14A

Flat 3, 16 Elm Park Avenue, Hornchurch, Essex RM12 4SA

*Guide Price
£70,000+

A Vacant Second Floor One Bedroom Flat

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

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

Tenure
Leasehold. The property is held on a 125 year lease from 1st August 2008 (thus approximately **106 years unexpired**).

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

EPC Rating C



LOT 15

Flat 6 Swallowfields House, 34 Lovelace Gardens, Surbiton, Kingston upon Thames KT6 6SD

*Guide Price
£160,000+

A Vacant First Floor One Bedroom Flat

Tenure
Share of Freehold. The property is held on a 170 year lease from 25th December 1989 (thus approximately **133 years unexpired**).

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

Note
We are advised there is evidence of structural movement to the property. Buyers should rely on their own independent enquiries.

EPC Rating D

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

Accommodation
First Floor
Reception Room Open Plan Kitchen
Bedroom
Bathroom

Exterior
The property benefits from communal gardens and off street parking.











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LOT 16

Flat 47 Bridge Court, Lea Bridge Road, Leyton, London E10 7JS

*Guide Price
£130,000+

A Vacant Second Floor Two Bedroom Flat in Need of Modernisation

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

Tenure
Leasehold. The property is held on a 189 year lease from 24th June 1984 (thus approximately **146 years unexpired**).

Accommodation
Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom



LOT 17

3 Downham Way, Bromley, Kent BR1 5NY

*Guide Price
£250,000+

A Vacant Four Bedroom Mid Terrace House in Need of Modernisation

Tenure
Freehold

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

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

EPC Rating D

Accommodation
Ground Floor
Reception Room
Kitchen
Bathroom

First Floor
Three Bedrooms

Second Floor
Bedroom

Exterior
The property benefits from both front and rear gardens.











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LOT 18

183 Kohima Place, Guston, Dover, Kent CT15 5LJ

*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 Guston Recreation Ground are within easy reach. Transport links are provided by Dover Priory rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen/Diner

First Floor
Three Bedrooms (One without a Window Installed)
Bathroom

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

EPC Rating E



LOT 19

29 Woodbridge Road, Barking, Essex IG11 9ER

*Guide Price
£395,000-£465,000

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 Mayesbrook Park are within easy reach. Transport links are provided by Upney underground station (District line) and Barking 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

First Floor
Three Bedrooms
Bathroom
Separate WC

Exterior
The property benefits from a rear garden, two garages at the side and the rear along with off street parking.











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LOT 20

By Order of a Housing Association

6C Dean Road, Willesden, London NW2 5AD

*Guide Price
£240,000+

A Vacant Second Floor One Bedroom Flat

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

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 Willesden Green underground station (Jubilee line) and West Hampstead rail station.

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

Accommodation
Second Floor
Reception Room
Kitchen
Bedroom
Bathroom











LOT 20A

17 Bellamy House 16 Biscoe Close, Hounslow, Middlesex TW5 0UX

*Guide Price
£110,000+

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 Heston Park are within easy reach. Transport links are provided by Osterley underground station (Piccadilly line) and Southall rail station and the M4.

Description
The property comprises a third floor two bedroom flat situated within a purpose built block arranged over ground and fourteen upper floors. The property benefits from a lift.

Tenure
Leasehold. The property is held on a 125 year lease from 10th April 1989 (thus approximately **87 years unexpired**).

Accommodation
Third Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom
Separate WC

Exterior
The property benefits from a private balcony and communal gardens.



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LOT 21

12 Buckbean Path, Romford, Essex RM3 8ET

*Guide Price
£200,000+

A Vacant Three Bedroom End of Terrace House in Need of Refurbishment

Tenure
Freehold

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

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

Accommodation
Ground Floor
Reception Room
Kitchen
WC

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.

EPC Rating D







LOT 22

187 Charlemont Road, East Ham, London E6 6AG

*Guide Price
£240,000+

A Vacant End of Terrace House in Need of Modernisation Arranged to Provide Two Flats. Potential for a Loft Extension (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

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

Description
The property comprises an end of terrace house arranged to provide two flats 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
Three Rooms (One with En-Suite)
Kitchen

First Floor
Two Rooms
Kitchen
Bathroom

Exterior
The property benefits from a rear garden with rear access.





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LOT 23

Flat A 61 Westbere Road, Willesden, London NW2 3SP

*Guide Price
£300,000+

A Vacant Ground Floor Two Bedroom Flat

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

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

Tenure
Share of Freehold. The property is held on a 125 year lease from 1st January 2012 (thus approximately **110 years unexpired**).

Accommodation
Ground Floor
Reception Room
Kitchen
Two Bedrooms
Two Bathrooms

Exterior
The property benefits from a wrap around garden and an integral garage.



LOT 24

16 Woodland Way, Bristol, Avon BS15 1QH

*Guide Price
£105,000+

A Vacant Three Bedroom Mid Terrace House In Need of Refurbishment. 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 Coombe Brook Nature Reserve are within easy reach. Transport links are provided Stapleton Road rail station.

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

Accommodation
Ground Floor
Reception Room
Dining Room
Kitchen
Bathroom

First Floor
Three Bedrooms

Exterior
The property benefits from a rear garden.



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LOT 25

96 Curlew Way, Wirral, Merseyside CH46 7SS

*Guide Price
£55,000+

A Vacant Three Bedroom Mid Terrace House In Need of Refurbishment. Potential for 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 Meols Beach are within easy reach. Transport links are provided by Bidston rail station.

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

Note
All documentation relating to the solar panels will be contained within the legal pack.

Accommodation
Ground Floor
Reception Room
Dining Room
Kitchen
Conservatory

First Floor
Three Bedrooms
Bathroom

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



LOT 26

48 Kensington Road, Morecambe, Lancashire LA4 5LX

*Guide Price
£50,000+

A Six Bedroom Mid Terrace House In Need of Refurbishment. Potential To Convert Into An HMO (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

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

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

Accommodation
Lower Ground Floor
Basement (full head height)

Ground Floor
Two Reception Rooms
Kitchen

First Floor - Mezzanine
Bathroom
Separate WC

First Floor
Three Bedrooms

Second Floor
Three Bedrooms

Exterior
The property benefits from a rear yard.



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LOT 27

5 Chepstow Road, Bristol, Avon BS4 1SD

*Guide Price
£105,000+

A Vacant Three Bedroom Semi Detached House In Need of Refurbishment. 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 Filwood Park are within easy reach. Transport links are provided by Parson Street rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens.





LOT 28

55 West Road, Ketley Bank, Telford, Shropshire TF2 0DJ

*Guide Price
£85,000+

A Three Bedroom Detached House Situated on a Large Plot In Need of Refurbishment. Potential for Redevelopment (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. There are numerous green open spaces within easy reach. Transport links are provided by Oakengates rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen
Sun Room
Shower Room

First Floor
Three Bedrooms (One with an En-Suite)

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











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LOT 29

2 Chesterton Road, Llanrumney, Cardiff, South Glamorgan CF3 5NG

*Guide Price
£55,000+

A Three Bedroom Semi Detached House In Need of Refurbishment. 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 Fishpond Wood are within easy reach. Transport links are provided by Heath Low Level rail station.

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

Accommodation
Ground Floor
Reception Room
Dining Room
Kitchen

First Floor
Three Bedrooms
Bathroom



LOT 30

1 Oban Street, Leicester, Leicestershire LE3 9GB

*Guide Price
£55,000+

A Vacant Five Room Corner House In Need of Refurbishment. Potential To Extend And Convert Into Flats (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 Fosse Recreation Ground are within easy reach. Transport links are provided by Leicester rail station.

Description
The property comprises a five room corner house arranged over ground and first floors.

Accommodation
Ground Floor
Two Rooms

First Floor
Three Rooms
Bathroom

Exterior
The property benefits from a rear yard.





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LOT 30A

5 Park Road, Orpington, Kent BR5 4AS

*Guide Price
£200,000+

A Vacant Two Bedroom End of Terrace House in Need of Modernisation

Tenure
Freehold

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

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

Accommodation
Ground Floor
Reception Room
Kitchen
Bathroom

First Floor
Two Bedrooms

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

EPC Rating D



LOT 31

8 Week Completion Available or Earlier if Required

2 Kimble Crescent, Bushey, Hertfordshire WD23 4SR

*Guide Price
£425,000+

A Vacant Three Bedroom Semi Detached House

Tenure
Freehold

Description
The property comprises a three bedroom semi detached house arranged over ground and first floors. Plans have been drawn up for the erection of a two bedroom adjoining 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.

EPC Rating D

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of King George Recreation Ground are within easy reach. Transport links are provided by Stanmore underground station (Jubilee line) and Bushey rail station.

Accommodation
Ground Floor
Through Reception Room
Kitchen
Conservatory
WC

First Floor
Three Bedrooms
Bathroom

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







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LOT 32

92 Woodland Avenue, Burgess Hill, West Sussex RH15 0PE

*Guide Price
£130,000+

A Vacant Three Bedroom Semi Detached House in Need of Refurbishment

Tenure
Freehold

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

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

Total G.I.A Approximately 73 sq m

Exterior
The property benefits from a rear garden, off street parking and two single storey lock up garages (both not in use).

EPC Rating D











LOT 33

84 Woodland Avenue, Burgess Hill, West Sussex RH15 0PE

*Guide Price
£80,000+

A Vacant First Floor Two Bedroom Flat in Need of Modernisation

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

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of St Andrews Park are within easy reach. Transport links are provided by Wivelsfield 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
Kitchen
Two Bedrooms
Bathroom
G.I.A Approximately 66 sq m

Exterior
The property benefits from a private rear garden and an outbuilding.

EPC Rating C











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LOT 34

56 Proctor Gardens, Great Bookham, Leatherhead, Surrey KT23 4BY

*Guide Price
£210,000+

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 Dormer Fields are within easy reach. Transport links are provided by Bookham rail station.

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

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

Accommodation
First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom
G.I.A Approximately 58 sq m

EPC Rating C











LOT 35

27 Lodge Road, Tonbridge, Kent TN9 1JA

*Guide Price
£210,000+

A Vacant Two Bedroom End of Terrace House in Need of Modernisation

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

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

EPC Rating C

Tenure
Freehold

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Bathroom

First Floor
Two Bedrooms

Total G.I.A Approximately 73 sq m

Exterior
The property benefits from a rear garden











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LOT 36

12 Lodge Oak Lane, Tonbridge, Kent TN9 2DT

*Guide Price
£210,000+

A Vacant Three Bedroom Semi Detached House in Need of Refurbishment

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Priory Wood Public Open Space are within easy reach. Transport links are provided by Tonbridge 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
Conservatory
Bathroom

First Floor
Three Bedrooms

Total G.I.A Approximately 82 sq m

Exterior
The property benefits from a private rear garden

EPC Rating D











LOT 37

98 Lodge Oak Lane, Tonbridge, Kent TN9 2EU

*Guide Price
£225,000+

A Vacant Three Bedroom Mid Terrace House in Need of Refurbishment

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Priory Wood Public Open Space are within easy reach. Transport links are provided by Tonbridge 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

Total G.I.A Approximately 83 sq m

Exterior
The property benefits from a private rear garden

EPC Rating D











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LOT 38

17 High Street, Waddesdon, Aylesbury, Buckinghamshire HP18 0JB

*Guide Price
£150,000+

A Vacant Seven Room End of Terrace Building in Need of Refurbishment. 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 Chilterns Nature - Windmill Hill Walk are within easy reach. Transport links are provided by Aylesbury Vale Parkway rail station.

Description
The property comprises a seven room end of terrace building arranged over ground and first floors.

Accommodation
Ground Floor
Four Rooms
Kitchen

First Floor
Three Rooms
Bathroom

Exterior
The property benefits from both front and rear yards.

EPC Rating G



LOT 39

6 Week Completion Available or Earlier if Required

42 St. Peter's Close, Tooting, London SW17 7UH

*Guide Price
£110,000+

A Vacant Ground Floor Studio Flat

Tenure
Leasehold. The property is held on a 120 year lease from 25th December 1981 (thus approximately **75 years unexpired**).

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

Description
The property comprises a ground floor studio flat situated in a detached building arranged over ground and two upper floors.

Accommodation
Ground Floor
Studio Room
Kitchen
Bathroom

Exterior
The property benefits from a front garden and an allocated parking space.

EPC Rating D







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LOT 40

118C Lodge Road, Croydon, Surrey CR0 2PF

*Guide Price
£135,000+

A Second Floor Two Bedroom Flat Subject to a Periodic Tenancy Producing £14,784 Per Annum

Tenure
Leasehold. The property is held on a 125 year lease from 10th October 1988 (thus approximately **86 years unexpired**).

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

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

Accommodation
Second Floor
Open Plan Reception Room/Kitchen
Two Bedrooms
Bathroom

Tenancy
The property is subject to a Periodic Tenancy at a rent of £1,232 per calendar month.

EPC Rating D



LOT 40A

6 Georgian House, Elms Lane, Wembley, Middlesex HA0 2NU

*Guide Price
£100,000+

A Vacant Ground Floor Two Bedroom Flat in Need of Modernisation

Tenure
Leasehold. The property is held on a 99 year lease from 29th September 1954 (thus approximately **26 years unexpired**).

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

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

Accommodation
Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating D



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LOT 41

8 Week Completion Available

25 Highland Road, Bath, Avon BA2 1DY

*Guide Price
£140,000+

A Vacant Three Bedroom End of Terrace House in Need of Modernisation

Tenure
Freehold

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

First Floor
Three Bedrooms

Exterior
The property benefits from a rear garden.

EPC Rating E



LOT 42

97 Brighton Road, Godalming, Surrey GU7 1PW

*Guide Price
£275,000+

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











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LOT 43

Flat C 27 Mossbury Road, Wandsworth, London SW11 2PA

*Guide Price
£175,000+

A Vacant Second Floor Flat in Need of Refurbishment

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

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

Tenure
Leasehold. The property is held on a 125 year lease from 18th November 2026 (thus approximately **125 years unexpired**).

Accommodation
Second Floor
Reception Room/Bedroom
Kitchen
Bathroom

EPC Rating C



LOT 44

6 Week Completion Available

Apartment 502 1 Espalier Gardens, Brondesbury, London NW6 2DQ

*Guide Price
£400,000+

A Vacant Fifth Floor Three Bedroom Flat

Tenure
Leasehold. The property is held on a 250 year lease from 1st January 2019 (thus approximately **242 years unexpired**).

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

Note
The freeholder has raised a Section 20 notice for terrace waterproofing remediation. The building warranty insurer has accepted liability, contributing 62% of costs, with contractor selection currently underway. The flat will be stripped and reinstated as part of the works. Based on the highest quote received to date, the Seller estimates the contribution for this flat to be approx. £20,000. Prospective purchasers should make their own enquiries.

Description
The property comprises a fifth floor three bedroom flat situated within a purpose built building arranged over ground and five upper floors. The property benefits from a concierge and lift access. The property benefits from a private balcony and is EWS1 (A1) compliant.

Accommodation
Fifth Floor
Reception Room with Open-Plan Kitchen
Three Bedrooms (One with En-Suite)
Bathroom

GIA Approx: 87.4 sq m (941 sq ft)

EPC Rating B









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LOT 45

32 Tothill Street, Minster, Ramsgate, Kent CT12 4AG

*Guide Price
£90,000+

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 Minster Woods are within easy reach. Transport links are provided by Minster rail station.

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

Tenure
Freehold

Accommodation
Ground Floor
Reception Room
Kitchen
Conservatory
Bathroom
Separate WC

First Floor
Two Bedrooms

Exterior
The property benefits from a rear garden.



LOT 45A

121 Glebe Gardens, New Malden, Surrey KT3 5RX

*Guide Price
£480,000+

A Four Bedroom Semi Detached House

Tenure
Freehold

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

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

EPC Rating E

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Office
WC

First Floor
Four Bedrooms
Bathroom

Second Floor
Loft Room

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

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LOT 46

Flat 1 Harcourt Mansions, Penge Road, South Norwood, London SE20 8SU

*Guide Price
£225,000+

A Second Floor Two Bedroom Flat Offered with Vacant Possession

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

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

Tenure
Share of Freehold. The property is held on a 999 year lease from 24th June 1967 (thus approximately **940 years unexpired**).

Accommodation
Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

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











LOT 47

3 Grants Avenue, Bournemouth, Dorset BH1 4NR

*Guide Price
£160,000+

A Vacant Three Bedroom Semi Detached House in Need of Modernisation

Tenure
Freehold

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

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

Accommodation
Ground Floor
Three Reception Rooms
Kitchen
Bathroom

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a large garage/workshop and off street parking.

EPC Rating D



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LOT 48

1 Mannock Mews, South Woodford, London E18 1DB

*Guide Price
£1,000,000+

A Vacant Seven Bedroom Detached House

Tenure
Freehold

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

Description
The property comprises a seven bedroom detached house arranged over ground and two upper floors.

Note
232.17 sqm including outbuilding.

Accommodation
Ground Floor
Reception Room
Kitchen
Utility Room
WC

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

Second Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a garage, a rear yard, an outbuilding and off street parking.



LOT 49

6 Perth Road, Wood Green, London N22 5RB

*Guide Price
£390,000+

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

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Lordship Recreation Ground are within easy reach. Transport links are provided by Turnpike Lane underground station (Piccadilly line) and Alexandra Palace rail station.

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

Tenure
Freehold

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.

EPC Rating E











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LOT 49A | 489A Abbey Road, Abbey Wood, London SE2 9HA

*Guide Price
£90,000+

A Ground Floor One Bedroom Maisonette Subject to an Unknown Occupancy

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

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

Tenancy
The property is subject to an unknown occupancy.

Tenure
Leasehold. The property is held on a 99 year lease from 25th March 1986 (thus approximately **58 years unexpired**).

Accommodation
Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom



Bespoke auction: 27th January

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Lots 50 - 57

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LOT **50**

By Order of the LPA Receivers

Ground Floor Shop 226 Hornsey Road, Islington, London N7 7LL

*Guide Price
£110,000+

A Vacant Ground Floor Retail Unit

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

Description
The property comprises a ground floor 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 30th April 2019 (thus approximately **992 years unexpired**).

Accommodation
Ground Floor
Shop
WC



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LOT 51

50 Avenham Street, Preston, Lancashire PR1 3BN

***Guide Price**
£700,000+



A Vacant Substantial End of Terrace Office Building Measuring Approximately 16,688 sq ft. Offered With Planning Permission to Convert the Building into 25 Flats (2 x Two Bedrooms, 17 x One Bedrooms, 6 x Studio Flats). Potential for Two Additional Floors (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 Winckley Square Gardens are within easy reach. Transport links are provided by Preston rail station.

Description
The property comprises an end of terrace office building arranged over lower ground, ground and two upper floors.

Planning
Preston City Council granted the following planning permission (ref: 06/2025/0803) on 9th September 2025: 'Prior notification for change of use from offices (Class E) to 25no. apartments (Class C3) with associated bin and cycle storage'.

Accommodation
Lower Ground Floor
Office Space
WC's
G.I.A Approx 2,750 sq ft

Ground Floor
Office Space
Reception Room
Kitchen
WC's
G.I.A Approx 4,666 sq ft

First Floor
Office Space
Kitchen
WC's
G.I.A Approx 4,680 sq ft

Second Floor
Office Space
Kitchen
WC's
G.I.A Approx 4,592 sq ft

Total G.I.A Approx 16,688 sq ft

Tenancy
We are advised by the vendor that the property has an ERV as follows:

As an office - £200,000 per annum.

As residential - £260,000 per annum.

Proposed Accommodation
Lower Ground Floor
Studio Flat
Two Bedroom Flat

Ground Floor
2 x Studio Flats
4 x One Bedroom Flats
Two Bedroom Flat

First Floor
2 x Studio Flats
6 x One Bedroom Flats

Second Floor
Studio Flat
7 x One Bedroom Flats

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LOT 52

17-18 High Street, Cardigan, Dyfed SA43 1JJ

***Guide Price**
£250,000+









A Vacant Substantial End of Terrace Commercial Building in a Prominent Town Centre Location arranged over Ground, First & Second Floors. Asset Management & Residential Conversion Potential (Subject to Obtaining all Relevant Consents). Recent passing rent of £40,000 per annum

Location
The property occupies a prominent trading position on the east side of High Street, the main commercial and retail thoroughfare in Cardigan town centre. Nearby occupiers include a mix of national retailers and established local independent businesses.

Description
The property comprises a substantial end-of-terrace commercial building arranged over ground, first, and second floor levels. The premises feature an expansive ground floor commercial space together with flexible upper-floor accommodation suitable for alternative uses or re-configuration.

Tenure
Freehold

Tenancy
The property is let to TG Jones for £40,000 per annum until the 1st October 2026 which is when the property will become vacant.

Planning
The property offers significant asset management and conversion potential to residential or mixed-use upper floors, subject to obtaining all relevant statutory consents.

Note
The property was previously let to TG Jones for £40,000 per annum

Accommodation
Ground Floor
Retail Area
G.I.A. Approx. 3,877 sq ft

First Floor
Offices and Ancillary Space
G.I.A. Approx. 1,163 sq ft

Second Floor
Ancillary Space
G.I.A. Approx. 1,115 sq ft

Total G.I.A. Approx. 6,155 sq ft

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LOT 53

Office 2, 64, Briggate, Brighouse, Calderdale HD6 1EF

*Guide Price
£10,000+

A Vacant Ground Floor Commercial Unit (42 sq m / 452 sq ft)

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

Description
The property comprises a ground floor commercial unit situated within a purpose built building arranged over ground and first floors.

VAT
VAT is applicable

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

Accommodation
Ground Floor
Commercial Unit

G.I.A Approx 42 sq m







LOT 54

Unit A, Schurlock Place, Third Cross Road, Twickenham, Middlesex TW2 5FP

*Guide Price
£200,000+

A Vacant End of Terrace Commercial Building Arranged over Ground & First Floors. Potential To Covert into Residential (Subject to Obtaining all Relevant Consents)

Tenure
Leasehold. The property is held on a 999 year lease from 25th March 2018 (thus approximately **991 years unexpired**).

Location
The property is situated in a cul de sac close to local shops and amenities. The open spaces of Twickenham Green are within easy reach. Transport links are provided by Strawberry Hill rail station.

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

Accommodation
Ground Floor
Offices
Kitchenette
Shower Room with WC

First Floor
Offices

G.I.A. Approx. 102 sq m (1,097 sq ft)

Exterior
The property benefits from a parking space and small rear garden.

Note
We understand from the seller that the property is currently classified as Class E usage.







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LOT 55

By Order of the LPA Receivers

99 Tavistock Street, Bedford, Bedfordshire MK40 2RR

*Guide Price

£160,000+

A Mid Terrace Building Arranged to Provide a Ground Floor Commercial Unit with First and Second Floor Ancillary Space Let For £19,200 Per Annum

Tenure
Freehold

Location
The property is situated on a mixed-use road close to local shops and amenities. There are numerous green open spaces within easy reach. Transport links are provided by Bedford rail station.

Description
The property comprises a mid terrace building arranged to provide a ground floor commercial unit with first and second floor ancillary space.

Tenancy
The property is subject to a Lease commencing June 2025 and ends in 2030 at a rent of £1,600pcm. 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.

Accommodation
Ground Floor
Retail Area
WC

First Floor
Kitchen
Room

Second Floor
Ancillary Space/Office

GIA Approx: 149 sq m (1,600 sq ft)

Exterior
The property benefits from off-street parking to the rear of the property.

Note
The property has not been inspected by Auction House London. All information has been compiled by a report supplied by the Receiver.







LOT 56

35 Murray Road, Workington, Cumbria CA14 2AB

*Guide Price

£100,000-£130,000

A Mid Terrace Commercial Building Arranged to Provide a Ground Floor Retail Unit with First and Second Floor Ancillary Space Fully Let Producing £12,000 Per Annum

Tenure
Virtual Freehold. The property is held on a 999 year lease at a peppercorn ground rent.

Location
The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include Marks & Spencer, Greggs and Subway The open spaces of Vulcan Park are within easy reach. Transport links are provided by Workington rail station.

Tenancy
The property is subject to an FRI lease to an individual T/A Sweet Shop for a term of 10 years commencing 23rd October 2025 at a rent of £12,000 per annum. Rent review is due every three years.

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

Accommodation
Ground Floor
Retail Unit
Office
Storage Rooms
G.I.A Approx 52 sq m

First Floor
Storage Rooms
Office
G.I.A Approx 33 sq m

Second Floor
Kitchen
Two WC's
G.I.A Approx 33 sq m



Joint Auctioneers

BLUE ALPINE



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LOT 57

Unit 1, 2-6 Fore Street, Chard, Somerset TA20 1PH

*Guide Price
£280,000+

A Mid Terrace Commercial Building Arranged to Provide a Ground Floor Retail Unit and First Floor Ancillary Space Let to Superdrug Producing £36,000 Per Annum

Tenure
Freehold

Location
The property is situated in Chard city centre close to local shops and amenities. Nearby multiples include Sainsbury's and Boots. The open spaces of Snowdon Park are within easy reach. Transport links are provided by Crewkerne rail station and the A358.

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

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

Accommodation
Ground Floor
Retail Unit

First Floor
Ancillary Space

Total G.I.A Approx 8,018 sq ft

Tenancy
The property is let to Superdrug for a term of 5 years expiring 28th September 2028 at a rent of £36,000 per annum. Tenant has been in occupation for 30+ years.

Further Information
Superdrug Stores Plc
D&B Rating - 5A1 (Very Low Risk)
Turnover (2024) - £1.63bn
Pre-Tax Profit (2024) - £137m





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LOT 57

Unit 1, 2-6 Fore Street, Chard, Somerset TA20 1PH

*Guide Price
£280,000+

A Mid Terrace Commercial Building Arranged to Provide a Ground Floor Retail Unit and First Floor Ancillary Space Let to Superdrug Producing £36,000 Per Annum

Tenure
Freehold

Location
The property is situated in Chard city centre close to local shops and amenities. Nearby multiples include Sainsbury's and Boots. The open spaces of Snowdon Park are within easy reach. Transport links are provided by Crewkerne rail station and the A358.

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

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

Accommodation
Ground Floor
Retail Unit

First Floor
Ancillary Space

Total G.I.A Approx 8,018 sq ft

Tenancy
The property is let to Superdrug for a term of 5 years expiring 28th September 2028 at a rent of £36,000 per annum. Tenant has been in occupation for 30+ years.

Further Information
Superdrug Stores Plc
D&B Rating - 5A1 (Very Low Risk)
Turnover (2024) - £1.63bn
Pre-Tax Profit (2024) - £137m



LOT 58

6 Week Completion Available

Flat 2 Trafalgar Court, Marine Drive, Barking, Essex IG11 0GN

*Guide Price
£190,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure
Leasehold. The property is held on a 125 year lease from 1st January 2001 (thus approximately **100 years unexpired**).

Location
The property is situated on Barking Riverside development. The open spaces of The Ripple Nature Reserve and three schools are within easy reach. Transport links are provided by Upney underground station (District line) and Barking Riverside 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 two upper floors. The property has been recently refurbished

Accommodation
Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior
The property benefits from off street parking and communal gardens











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LOT 59

Oak Meadow, Moores Lane, East Bergholt, Colchester, Essex CO7 6SU

***Guide Price**
£300,000+









A Freehold Plot of Land Measuring Approximately 1,426 sq m (15,349 sq ft) Offered With Planning Permission for the Erection of a Four Bedroom Detached House and a Three Bedroom Detached Bungalow. Works have Commenced.

Location
The land 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 A12.

Planning
Babergh and Mid Suffolk District Councils granted the following planning permission (ref: DC/21/02723) on 8th July 2021:'Erection of 2no detached dwellings'. Works have commenced and therefore planning is implemented. All CIL liabilities have been paid and discharged.

Proposed Accommodation
Plot One
Ground Floor
Two Reception Rooms
Kitchen
Bathroom
Integral Garage

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

Plot Two
Ground Floor
Reception Room with Open-Plan Kitchen
Three Bedrooms (One with En-Suite)
Bathroom
Garage

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.

Joint Auctioneers

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LOT 60

31 Timsbury Walk, Roehampton, London SW15 4LN

*Guide Price
£290,000+

A Ground and First Floor Six Bedroom Split Level Flat Subject to a Periodic Tenancy Producing £38,460 (Reflecting a Gross Initial Yield of 13.2%).

Tenure
Leasehold. The property is held on a 125 year lease from 10th August 1992 (thus approximately **90 years unexpired**).

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

Description
The property comprises a ground and first floor six bedroom split level flat situated in a purpose built block arranged over ground and three upper floors.

Accommodation
Ground Floor
Kitchen
Three Bedrooms

First Floor
Three Bedrooms
Bathroom
Separate WC

Exterior
The property benefits from a private rear garden.

Tenancy
The property is subject to a Periodic Tenancy at a rent of £3,205 per calendar month.

EPC Rating C



LOT 60A

5 Almond Way, Colchester, Essex CO4 3LJ

*Guide Price
£90,000+

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 Magnolia Park are within easy reach. Transport links are provided by Colchester Town 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
Separate WC

Exterior
The property benefits from both front and rear gardens.











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LOT 61

81 Ibsley Gardens, Roehampton, London SW15 4LX

*Guide Price
£290,000+

A Ground and First Floor Four Bedroom Split Level Flat Subject to a Periodic Tenancy Producing £30,000 (Reflecting a Gross Initial Yield of 10.3%).

Tenure
Leasehold. The property is held on a 125 year lease from 18th April 1988 (thus approximately **86 years unexpired**).

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

Description
the property comprises a ground and first floor four bedroom split level flat situated in a purpose built block arranged over ground and three upper floors.

Accommodation
Ground Floor
Reception Room with Open Plan Kitchen
Bedroom
WC

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a private garden.

Tenancy
The property is subject to a Periodic Tenancy at a rent of £2,500 per calendar month.

EPC Rating C



LOT 62

8 Week Completion Available

Harbour & Quays 22 Cleveland Road, Torquay, Torbay TQ2 5BE

*Guide Price
£250,000+

A Vacant Substantial Detached Building Arranged to Provide a Two Storey Six Bedroom House and a Three Storey Building Providing Three Flats (1 x Studio, 2 x One Bedroom). Potential for Development and a Variety of Uses (Subject to Obtaining all Relevant Consents).

Description
The property comprises a substantial detached building arranged to provide a two storey six bedroom house and a three storey building providing three flats (1 x studio, 2 x one bedroom).

Accommodation
Harbour
Ground Floor
Two Reception Rooms
Kitchen
Bedroom with En-Suite
Office Room
Utility room

First Floor
Kitchen
Five Bedrooms (Three with En-Suites)
Bathroom
Separate WC

Quays
Ground Floor Flat
Reception Room
Bedroom with En-Suite

First Floor Flat
Studio Room
Kitchen
Bathroom

Second Floor Flat
Reception Room
Bedroom with En-Suite

Tenure
Freehold

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







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LOT 63

8 Arnewood Close, Roehampton, London SW15 4NR

*Guide Price
£260,000+

A Ground Floor Four Bedroom Flat Subject to a Periodic Tenancy Producing £28,800 Per Annum (Reflecting a Gross Initial Yield of 11.1% on the Guide Price).

Tenure
Leasehold. The property is held on a 125 year lease from 23rd May 1988 (thus approximately **86 years unexpired**).

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Cannizaro Park are within easy reach. Transport links are provided by Southfields underground station (District line) and Putney Station 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.

Accommodation
Ground Floor
Kitchen
Four Bedrooms
Two Bathrooms

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

EPC Rating C









LOT 64

107B Brighton Road, Coulsdon, Surrey CR5 2NG

*Guide Price
£75,000+

A Vacant Second Floor Three Bedroom Flat

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

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

Tenure
Leasehold. The property is held on a 99 year lease from 25th March 1987 (thus approximately **59 years unexpired**).

Accommodation
Second Floor
Reception Room with Open-Plan Kitchen
Three Bedrooms
Bathroom

EPC Rating D







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LOT 65

Flat 16 Westchester Court, Westchester Drive, Hendon, London NW4 1RB

*Guide Price
£230,000+

A Vacant Fourth Floor Two/Three Bedroom Flat in Need of Modernisation

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 Finchley Central underground station (Northern line) and Hendon rail station.

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

Tenure
Leasehold. The property is held on a 139 year lease from 23rd May 2017 (thus approximately **129 years unexpired**).

Accommodation
Fourth Floor
Reception Room
Kitchen
Two/Three Bedrooms
Two Bathrooms

Exterior
The property benefits from a garage and off street parking.











LOT 66

100 Frensham Drive, Roehampton, London SW15 3EF

*Guide Price
£240,000+

A First and Second Floor Four Bedroom Split Level Flat Subject to a Periodic Tenancy Producing £22,800 Per Annum (Reflecting a Gross Initial Yield of 9.5% on the Guide Price).

Tenure
Leasehold. The property is held on a 125 year lease from the 10th October 1986 (thus approximately **84 years unexpired**).

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Cannizaro Park are within easy reach. Transport links are provided by Southfields underground station (District line) and Putney Station rail station.

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

Accommodation
First Floor
Kitchen
Two Bedrooms
Bathroom

Second Floor
Two Bedrooms
Bathroom

Tenancy
The property is subject to a Periodic Tenancy at a rent of £1,900 per calendar month.

EPC Rating C









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LOT 67

By Order of the Administrators

84A Elgin Avenue, Maida Vale, London W9 2HD

*Guide Price
£600,000+

A Lower Ground Floor Three Bedroom Flat Subject to a Periodic Tenancy Producing £27,000 Per Annum

Tenure
Leasehold. The property is held on a 125 year lease from 25th December 1983 (thus approximately **82 years unexpired**).

Location
The property is situated in the sought after Maida Vale close to local shops and amenities. The open spaces of Queens Park are within easy reach. Transport links are provided by Queen's Park underground station (Bakerloo line) and overground station.

Description
The property comprises a lower ground floor three bedroom flat situated within an end of terrace building arranged over lower ground, 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
Lower Ground Floor
Open Plan Reception/Kitchen
Three Bedrooms
Two Bathrooms

Exterior
The property benefits from a rear courtyard.

Tenancy
We are informed that a possession order was granted in February 2026 with a Warrant of Possession issued in October 2026. Therefore, the Property will be sold either with vacant possession or the benefit of the possession proceedings and the Warrant of Possession will be assigned. The property is subject to a Periodic Tenancy at a rent of £2,250 per calendar month. Please refer to the legal pack for more information.



LOT 68

191 & 191B Maple Road, Penge, London SE20 8HU

*Guide Price
£345,000+

A Vacant Ground Floor Studio Flat in Need of Refurbishment, a Single Storey Lock Up Garage and a Freehold Building Arranged to Provide Three Additional Flats (All Sold Off on a Long Lease).

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

Exterior
The flat benefits from a rear courtyard.

Note
Subject to the necessary planning consents, there is scope to add a second storey and convert the building into a residential scheme of up to four self-contained flats. Alternatively, the property could be adapted for a wide range of commercial or mixed-use purposes, making it an attractive prospect for both developers and owner-occupiers.

Tenure
191 Maple Road is held on a freehold title. Three of the four flats are sold off on 999 year leases. The remaining flat (191B) is held on a virtual freehold (approximately **993 years unexpired**).
The garage is on a freehold title.

Description
The property comprises a ground floor studio flat, a single storey lock up garage and a freehold end of terrace building arranged to provide four flats over ground and first floors.

Accommodation
191B Maple Road
Ground Floor
Studio Room
Bathroom

191 Maple Road
Ground Floor
Two Flats (191A & 191B)
First Floor
Two Flats (191C & 191D)







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LOT 69

By Order of the Mortgagees NOT in Possession

43A Chiswick High Road, Chiswick, London W4 2LT

*Guide Price
£425,000+

A Ground Floor Two Bedroom Flat

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

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

EPC Rating D

Tenure
Leasehold. The property is held on a 125 year lease from 24th June 1995 (thus approximately **93 years unexpired**).

Accommodation
Ground Floor
Reception Room
Kitchen
Two Bedrooms (both with en-suites)

Note
The property has not been inspected by Auction House London or the Sellers. All information has been compiled from previous marketing particulars. Please rely on your own enquiries.



LOT 70

By Order of a Housing Association

42 Barford Road, Blunham, Bedford, Bedfordshire MK44 3ND

*Guide Price
£200,000+

A Vacant Three Bedroom Semi Detached House Situated on a Plot of Land Measuring Approximately 0.19 Acres / 759 sq m (8,168 sq ft). Potential for a Rear Extension (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Blunham Playing Fields are within easy reach. Transport links are provided by Sandy rail station and the A421.

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

EPC Rating C

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens, a shared driveway and private parking to the rear.









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LOT 70A

46 Siddall Street, Oldham, Lancashire OL1 3RN

*Guide Price
£40,000+

A Vacant Three Bedroom Mid Terrace House in Need of Modernisation

Tenure
Leasehold. The property is held on a 965 year lease from 6th April 1921 (thus approximately **859 years unexpired**).

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

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

Second Floor
Bedroom

Exterior
The property benefits from a rear yard.



LOT 71

38 Triumph House, Alderman Avenue, Barking, Essex IG11 0LS

*Guide Price
£155,000+

A Ground Floor Two Bedroom Flat Subject to a Periodic Tenancy Producing £22,000 Per Annum (Reflecting a Gross Initial Yield of 14.1% on the Guide Price).

Tenure
Leasehold. The property is held on a 125 year lease from 9th August 2004 (thus approximately **102 years unexpired**).

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

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

Accommodation
Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior
The property benefits from a balcony.

Tenancy
The property is subject to a Periodic Tenancy at a rent of £22,000 per annum.

EPC Rating C



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LOT 72

6 Week Completion Available

37 Stratton Way, Biggleswade, Bedfordshire SG18 0NS

*Guide Price
£190,000+

A Vacant Three Bedroom Semi Detached House with a Garage to the Side. 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 Stratton Way Play Area are within easy reach. Transport links are provided by Biggleswade rail station.

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

EPC Rating E

Accommodation
Ground Floor
Two Reception Rooms
Conservatory
Kitchen
Store Room
WC

First Floor
Three Bedrooms
Bathroom
Separate WC

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











LOT 73

45 Taylor Lane, Denton, Manchester, Lancashire M34 3NQ

*Guide Price
£150,000-£200,000

A Vacant Four Bedroom Semi Detached House

Tenure
Leasehold. The property is held on a 900 year lease from 1st January 1967 (thus approximately **841 years unexpired**).

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 Denton rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen/Diner

First Floor
Four Bedrooms
Bathroom

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











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LOT 73A

Flat 9 Eversley Court, Dane Road, Seaford, East Sussex BN25 1FF

*Guide Price
£25,000+

A First Floor One Bedroom Sea Front Retirement Flat

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

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

Note
To be eligible as a resident you must be 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 June 2013 (thus approximately **111 years unexpired**).

Accommodation
First Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior
The property benefits from a residents lounge and communal laundry facilities.



LOT 74

Flat 92 Granard House, Bradstock Road, Hackney, London E9 5BW

*Guide Price
£130,000-£150,000

A Ninth Floor Two Bedroom Flat Subject to Three Periodic Tenancies Producing a Combined Rent of £30,600 Per Annum

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.

Description
The property comprises a ninth floor two bedroom flat situated within a purpose built building arranged over ground and ten upper floors. The property benefits from a lift and a porter.

Tenancy
The property is subject to three Periodic Tenancies at a combined rent of £2,550 per calendar month.

Tenure
Leasehold. The property is held on a 111 year lease from 22nd March 2004 (thus approximately **88 years unexpired**).

Accommodation
Ninth Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior
The property benefits from a private balcony.

EPC Rating C



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LOT 75

Flat 12 Arliss Court, 24 Clarendon Road, Watford, Hertfordshire WD17 1JY

*Guide Price
£115,000+

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 Cassiobury Park are within easy reach. Transport links are provided by Watford Junction overground and rail station.

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

Tenure
Leasehold. The property is held on a 125 year lease from 25th December 2015 (thus approximately **114 years unexpired**).

Accommodation
First Floor
Open Plan Reception/Kitchen
Bedroom
Bathroom











LOT 75A

5 Bridge Street, Sturminster Newton, Dorset DT10 1AP

*Guide Price
£50,000+

A Vacant Two Bedroom Mid Terrace House

Tenure
Freehold

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

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Bedroom
Bathroom

Second Floor
Bedroom



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LOT 76

6 Week Completion Available or Earlier if Required

82 Holly Hill Road, Erith, Kent DA8 1QD

*Guide Price

£100,000-£180,000

A Vacant Ground Floor Three Room Flat In Need of Modernisation

Tenure
Leasehold. The property is held on a 189 year lease from 17th December 1970 (thus approximately **133 years unexpired**).

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

Description
The property comprises a ground floor three room flat situated within a semi detached building arranged over ground and first floors.

Accommodation
Ground Floor
Kitchen/Diner
Three Rooms
Bathroom

Exterior
The property benefits from a private rear garden.

EPC Rating D











LOT 77

5 The Close, Holt, Norfolk NR25 6DD

*Guide Price

£50,000-£100,000

A Vacant Three Bedroom Semi Detached House in Need of Refurbishment Situated on a Plot of Land Measuring Approximately 6,480 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 King George V Playing Field are within easy reach. Transport links are provided by Sheringham rail station.

Description
The property comprises a three bedroom semi detached house arranged over ground and first floors situated on a plot of land measuring approximately 6,480 sq ft. We understand the property is of non-standard construction.

Note
No. 3 The Close sold in 2022 for £225,000.

Tenure
Freehold

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Three Bedrooms
Bathroom

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

EPC Rating D





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LOT 78

Flat 3 Ashton House, Petersfield Rise, Roehampton, London SW15 4AY

*Guide Price
£290,000+

A Ground Floor Four Bedroom Flat Subject to a Periodic Tenancy Producing £28,800 Per Annum (Reflecting a Gross Initial Yield of 9.9% on the Guide Price)

Tenure
Leasehold. The property is held on a 125 year lease from 4th July (thus approximately **86 years unexpired**).

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Putney Heath Cricket Ground Park are within easy reach. Transport links are provided by Southfields underground station (District line) and Putney 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.

Accommodation
Ground Floor
Reception Room with Open Plan Kitchen
Four Bedrooms
Two Bathrooms

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

EPC Rating C



LOT 79

Flat 10 Domelton House, 2 Iron Mill Road, Wandsworth, London SW18 2AF

*Guide Price
£325,000+

A Fourth Floor Four Bedroom Flat Subject to a Periodic Tenancy Producing £33,600 Per Annum (Reflecting a Gross Initial Yield of 10.3%)

Tenure
Leasehold. The property is held on a 125 year lease from 5th June 1989 (thus approximately **87 years unexpired**).

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of King George's Park are within easy reach. Transport links are provided by Southfields underground station (District line) and Wandsworth Town station.

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

Accommodation
Fourth Floor
Reception Room with Open Plan Kitchen
Four Bedrooms
Bathroom

Tenancy
The property is subject to a Periodic Tenancy at a rent of £2,800 per calendar month.

EPC Rating C



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LOT 80

20 Wellington Road, Ilkley, Bradford LS29 8HR

*Guide Price
£140,000+

A Vacant Three Bedroom Mid Terrace House in Need of Modernisation

Tenure
Freehold

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

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

Accommodation
Ground Floor
Reception Room
Kitchen
Conservatory

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.

EPC Rating E



LOT 80A

30 Forest Walk, Bushey, Hertfordshire WD23 2BX

*Guide Price
£190,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure
Leasehold. The property will be held on a new 990 year lease from completion.

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 Watford Junction overground station and rail station and the M1.

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

Accommodation
Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom
G.I.A Approximately 700 sq ft

Exterior
The property benefits from a private rear garden.

EPC Rating C



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LOT 81

78 Rothbury Walk, Tottenham, London N17 0PQ

*Guide Price
£160,000+

A Second Floor Three Room Flat Subject to a Periodic Tenancy Producing £19,200 Per Annum

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Bruce Castle Park are within easy reach. Transport links are provided by White Hart Lane overground station and Northumberland Pk rail station.

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

EPC Rating C

Tenure
Leasehold. The property is held on a 125 year lease from 24th December 2001 (thus approximately **100 years unexpired**).

Accommodation
Second Floor
Three Rooms
Kitchen
Bathroom

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











LOT 82

6 Week Completion Available

41 Milgate Street, Royston, Barnsley, South Yorkshire S71 4QG

*Guide Price
£40,000+

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 Fitzwilliam rail station.

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

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



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LOT 83

6 Week Completion Available or Earlier if Required

36 Cottington Road, Feltham, Middlesex TW13 6YH

*Guide Price

£120,000-£180,000

A Vacant Second and Third Floor Two Bedroom Split Level Flat

Tenure
Leasehold. The property is held on a 125 year lease from 10th December 1990 (thus approximately **89 years unexpired**).

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

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

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

Accommodation
Second Floor
Reception Room with Open-Plan Kitchen

Third Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a private balcony.









LOT 84

622 Thornton Road, Bradford, West Yorkshire BD8 9SF

*Guide Price

£45,000+

A Vacant Two Bedroom Mid Terrace House in Need of Refurbishment

Tenure
Freehold

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

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

Accommodation
Lower Ground Floor
Cellar

Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear yard.

EPC Rating D



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LOT 85

By Order of the LPA Receivers

5 Guild House 393 Rotherhithe New Road, Bermondsey, London SE16 3FN

*Guide Price
£250,000+

A Vacant Second and Third Floor Two Bedroom Split Level Flat

Tenure
Leasehold. The property is held on a 999 year lease from 1st January 2017 (thus approximately **990 years unexpired**).

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Burgess Park are within easy reach. Transport links are provided by Bermondsey Station underground station (Jubilee line) and Queens Road Peckham rail station

EPC Rating B

Description
The property comprises a second and third floor two bedroom split level flat situated within a purpose built block arranged over ground and 6 upper floors.

Accommodation
Second Floor
Reception Room with open plan Kitchen
WC

Third Floor
Two Bedrooms (One with En-Suite)
Bathroom











LOT 86

15 Buchanan Close, Coleford, Gloucestershire GL16 8EG

*Guide Price
£90,000+

A Vacant Two Bedroom Mid Terrace House in Need of Refurbishment

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 Lydney rail station and the A40.

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.











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LOT 87

Flat 64 Rivers Apartments, Cannon Road, Tottenham, London N17 8FE

*Guide Price
£245,000+

A Fourteenth Floor Two Bedroom Flat Subject to a Periodic Tenancy Producing £26,400 Per Annum (Reflecting a Gross Initial Yield of 10.8% on the Guide Price)

Tenure
Leasehold. The property is held on a 99 year lease from 28th July 2015 (thus approximately **87 years unexpired**).

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Bull Lane Playing Fields are within easy reach. Transport links are provided by White Hart Lane Overground station and Northumberland Park Rail Station.

Tenancy
The property is subject to a Periodic Tenancy at a rent of £2,200 per calendar month.

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

Accommodation
Fourteenth Floor
Reception Room/Diner
Kitchen
Two Bedrooms
Bathroom

Exterior
The property benefits from a private balcony, lift access and an underground car park with an allocated parking space.

EPC Rating B







LOT 88

By Order of the LPA Receivers

33A Robinson Road, Tooting, London SW17 9DL

*Guide Price
£130,000+

A Vacant First Floor One Bedroom Flat In Need of Refurbishment

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 Tooting rail station.

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

Tenure
Leasehold. The property is held on a 99 year lease from 29th September 1981 (thus approximately **53 years unexpired**).

Accommodation
First Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior
The property benefits from communal gardens.







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LOT 89

35 Park View, Crewkerne, Somerset TA18 8HS

*Guide Price
£100,000+

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 Bincombe Beeches Nature Reserve are within easy reach. Transport links are provided by Crewkerne 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.

EPC Rating D







LOT 90

By Order of the LPA Receivers

Flat 21 New Bedford House, 41-43 Dudley Street, Luton, Bedfordshire LU2 0NP

*Guide Price
£99,000+

A Second Floor One Bedroom Flat Subject to a Periodic Tenancy Let At £13,800 Per Annum

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

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

Tenancy
The property is subject to a Periodic Tenancy for a term of 12 months commencing 1st January 2026 at a rent of £1,150 per calendar month. The Receivers have not been provided any evidence as such and no rent has been collected. Please refer to the legal pack for further information.

Tenure
Leasehold. The property is held on a 250 year lease from 1st January 2018 (thus approximately **241 years unexpired**).

Accommodation
Second Floor
Open Plan Reception/Kitchen
Bedroom
Bathroom

Exterior
The property benefits from communal gardens.

Note
The property has not been inspected by Auction House London. All information has been compiled from previous marketing particulars and a report supplied by the Receiver.



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LOT 91

99B Longspring, Watford, Hertfordshire WD24 6PU

*Guide Price
£120,000+

A Vacant Second Floor One Bedroom Flat

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

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

Tenure
Leasehold. The property is held on a 99 year lease from 15th March 2004 (thus approximately **76 years unexpired**).

Accommodation
Second Floor
Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating C







LOT 92

By Order of the LPA Receivers

Apartment 107 New Hampton Lofts, 99 Branston Street, Birmingham, West Midlands B18 6BG

*Guide Price
£250,000+

A Vacant Fourth and Fifth Floor Three Bedroom Split Level Penthouse Flat

Tenure
Leasehold. The property is held on a 150 year lease from 1st October 2000 (thus approximately **123 years unexpired**).

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

Description
The property comprises a fourth and fifth floor split level three bedroom penthouse flat situated within a purpose built building arranged over ground and five upper floors.

EPC Rating C

Accommodation
Fourth Floor
Open Plan Reception Room/Kitchen/Diner
Utility Room
WC

Fifth Floor
Three Bedrooms (two with En-Suites)
Bathroom

GIA Approx: 108 sq m (1,165 sq ft)

Exterior
The property benefits from a private roof terrace and allocated parking.









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LOT 93

31 Deepfield Way, Coulsdon, Surrey CR5 2SZ

*Guide Price
£275,000+

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 Farthing Downs are within easy reach. Transport links are provided by Coulsdon Town 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 garden.



LOT 93A

Flat 149 Trinity Square, 23-59 Staines Road, Hounslow, Middlesex TW3 3GE

*Guide Price
£150,000+

A Vacant Fourth Floor One Bedroom Flat

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

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

EPC Rating C

Tenure
Long Leasehold. The property is held on a 950 year lease from 1st January 2016 (thus approximately 944 years unexpired).

Accommodation
Fourth Floor
Open Plan Reception/Kitchen
Bedroom
Shower Room

Exterior
The property benefits from an allocated underground parking bay.







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LOT 94

By Order of the Administrators

Flat 12 Hart Grove Court, Hart Grove, Ealing, London W5 3ND

*Guide Price
£325,000+

A Second Floor Three Bedroom Flat Subject to a Periodic Tenancy Producing £16,908 Per Annum

Tenure
Leasehold. The property is held on a 130 year lease from 1st January 1981 (thus approximately **84 years unexpired**).

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

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

Accommodation
Second Floor
Reception Room
Kitchen
Three Bedrooms
Bathroom

Tenancy
The property is subject to a Periodic Tenancy at a rent of £1,409 per calendar month. Please refer to the legal pack for more information.

EPC Rating C



LOT 95

Flat 3, Clarence Court, Clarence Road, Sutton Coldfield, West Midlands B74 4LP

*Guide Price
£70,000+

A Vacant Ground 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 Blake Street and Butlers Lane Rail Stations.

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

Tenure
Leasehold. The property has approximately 138 years unexpired on the lease.

Accommodation
Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom







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LOT 96

Land at Green Way, Bromley, Kent BR2 8EP

*Guide Price
£50,000-£100,000

A Plot of Land Measuring Approximately 175 sq m (1,873 sq ft)

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

Description
The lot comprises a plot of land measuring approximately 175 sq m (1,873 sq ft). Plans have been drawn up for the erection of 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.

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 97

45 Gower Street, St. Georges, Telford, Shropshire TF2 9BL

*Guide Price
£90,000+

A Vacant Two Bedroom Mid Terrace House in Need of Refurbishment

Tenure
Freehold

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



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LOT 98

10 Kemps Barns, East Harling, Norwich, Norfolk NR16 2TS

*Guide Price
£100,000+

A Vacant Two Bedroom End of Terrace House in Need of Modernisation

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Manor Farm are within easy reach. Transport links are provided by Harling Road 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
Conservatory

First Floor
Two Bedrooms
Bathroom

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

EPC Rating E



LOT 99

7 Mansfield Road, Doncaster, South Yorkshire DN4 0LG

*Guide Price
£75,000+

A Vacant Three Bedroom Mid Terrace House in Need of Refurbishment.

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.

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







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LOT 100

By Order of the Executors

44 Grove Street, Brighton, East Sussex BN2 9NY

*Guide Price

£375,000+

A Vacant Two Bedroom Mid Terrace House in Need of Refurbishment

Tenure
Freehold

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

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear yard.



LOT 101

By Order of the Executors

37 Chambers Road, St. Leonards-on-Sea, East Sussex TN38 9HY

*Guide Price

£120,000+

A Vacant Three Bedroom Semi Detached House in Need of Refurbishment.

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Marsh Wood are within easy reach. Transport links are provided by St Leonards Warrior Square rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms (one with an en-suite)
Bathroom

Exterior
The property benefits from both front and rear gardens.







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LOT 102

By Order of the Executors

67 Hassock Lane North, Shipley, Heanor, Derbyshire DE75 7JB

*Guide Price
£120,000+

A Vacant Two Bedroom Semi Detached House in Need of Refurbishment. 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 Pit Lane recreation Ground are within easy reach. Transport links are provided by Langley Mill rail station.

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Two Bedrooms
Bathroom

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



LOT 103

By Order of the Executors

18 Providence Street, Plymouth, Devon PL4 8JG

*Guide Price
£95,000+

A Vacant Two Bedroom Mid Terrace House in Need of Refurbishment

Tenure
Freehold

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

Exterior
The property benefits from a rear yard.



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LOT 104

By Order of the Executors

Flat 95 Cambridge Road, Hastings, East Sussex TN34 1EP

*Guide Price
£65,000+

A Ground Floor One Bedroom Flat In Need of Refurbishment

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

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

Tenure
Leasehold. The property is held on a 99 year lease from 24th March 1986 (thus approximately **58 years unexpired**).

Accommodation
Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom











LOT 105

By Order of the Executors

Flat 408 Addison House, Grove End Road, St John's Wood, London NW8 9EL

*Guide Price
£380,000+

A Well Located Fourth Floor Two Bedroom Flat In Need of Refurbishment

Location
The property is situated in the popular North West London area of St. John's Wood close to local shops and amenities . The open spaces of St. John's Wood Church Gardens are also within easy reach. Transport links are provided by St. John's Wood underground station (Jubilee line).

Description
The property comprises a fourth floor two bedroom flat situated within a detached purpose built block arranged over ground and four upper floors. The property benefits from entry-phone access and a concierge service. The property further benefits from lift access.

Tenure
Leasehold. The property is held on a 999 year lease from 3rd March 2006 (thus approximately **979 years unexpired**).

Accommodation
Fourth Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom







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LOT 106

By Order of the Executors

57 Sydenham Park Road, Sydenham, London SE26 4DL

*Guide Price
£600,000+

A Substantial Vacant Five Bedroom End of Terrace House in Need of Modernisation.

Tenure
Freehold

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 Forest Hill rail station.

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

Accommodation
Ground Floor
Through Reception Room
Kitchen/Diner
WC

First Floor
Five Bedrooms
Bathroom
Separate WC

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







LOT 107

By Order of the Executors

9 Muster Roll Lane, Boston, Lincolnshire PE21 6DT

*Guide Price
£90,000+

A Vacant Three Bedroom Mid Terrace House In Need of Refurbishment

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 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.



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LOT 108

By Order of the Executors

3 Seymour Road, Oldbury, West Midlands B69 4EP

*Guide Price

£115,000+

A Vacant Three Bedroom Mid Terrace House In Need of Refurbishment

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Warley Woods are within easy reach. Transport links are provided by Langley Green 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 both front and rear gardens.







LOT 109

By Order of the Executors

4 Carlisle Gardens, Horncastle, Lincolnshire LN9 5LP

*Guide Price

£180,000+

A Vacant Three Bedroom Detached Bungalow in Need of Refurbishment

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Greenacres Park are within easy reach. Transport links are provided by the A158.

Description
The property comprises a three bedroom detached bungalow.

Accommodation
Ground Floor
Reception Room
Kitchen
Three Bedrooms (one with an en-suite)
Bathroom

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







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LOT 110

By Order of the Executors

Flat 2, 112 Hallowell Road, Northwood, Middlesex HA6 1DU

*Guide Price
£250,000+

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 Ruislip Woods are within easy reach. Transport links are provided by Northwood underground station (Metropolitan line).

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

Tenure
Leasehold. The property is held on a 125 year lease from 1st December 2019 (thus approximately **118 years unexpired**).

Accommodation
Ground Floor
Reception Rooms with Open Plan Kitchen
Two Bedrooms
Bathroom

Exterior
The property benefits from a private rear garden.



LOT 111

By Order of the Executors

24 Oakfield Road, Hawarden, Deeside, Clwyd CH5 3EW

*Guide Price
£90,000+

A Vacant Three Bedroom Semi Detached House in Need of Refurbishment. 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 Gladstone Playing Fields are within easy reach. Transport links are provided by Hawarden 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 and off street parking.





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LOT 112

By Order of the Executors

21 William Road, Chichester, West Sussex PO19 7HG

*Guide Price
£70,000+

A Ground Floor Studio Flat in Need of Refurbishment.

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

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 Chichester rail station.

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

Accommodation
Ground Floor
Studio Room
Bathroom

Exterior
The property benefits from a rear garden.



LOT 113

By Order of the Executors

12 Lavender Gardens, Newcastle upon Tyne, Tyne and Wear NE2 3DE

*Guide Price
£110,000+

A Vacant Ground Floor Two Bedroom Flat in Need of Refurbishment

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

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

Tenure
Leasehold. The property is held on a 999 year lease from 27th February 1984 (thus approximately **956 years unexpired**).

Accommodation
Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear yard.







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LOT 114

By Order of the Executors

21 Little Park, Droitwich, Worcestershire WR9 8SP

*Guide Price
£100,000+

A Vacant Three Bedroom End of Terrace House in Need of Refurbishment

Tenure
Freehold

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

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

Accommodation
Ground Floor
Reception Room
Kitchen
Utility Room

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens.







LOT 115

7 Cornelious Street, Stoke-on-Trent, Staffordshire ST3 6AF

*Guide Price
£45,000+

A Vacant Two Bedroom Mid Terrace House In Need of Refurbishment

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 Blythe Bridge rail station.

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.



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LOT 116

By Order of the Executors

16 Victor Terrace, Halifax, West Yorkshire HX1 4AN

*Guide Price
£45,000+

A Vacant Two Bedroom Mid Terrace House In Need of Refurbishment

Tenure
The title being sold is not currently registered at HM Land Registry. The successful buyer will acquire the unregistered interest and will need to take account of any further steps required to secure registration. Please refer to the legal pack for further information.

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Shrogg's Park are within easy reach. Transport links are provided by Halifax 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 yard.









LOT 117

By Order of the Executors

Sparrows, Gibraltar Lane, Hawkinge, Folkestone, Kent CT18 7AE

*Guide Price
£125,000+

A Substantial Vacant Two Bedroom Detached Chalet Bungalow Situated On a Large Plot In Need of Refurbishment.

Tenure
Freehold

Location
The property is situated on a semi-rural setting close to the local village shops and amenities. There are numerous green open spaces close by. Transport links are provided by Folkestone Central rail station.

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Conservatory

First Floor
Two Bedrooms
Bathroom

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











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LOT 118 Flat 172 Centrillion Point, 2 Masons Avenue, Croydon, Surrey CR0 9WY

*Guide Price
£115,000+

An Eleventh Floor Two Bedroom Flat

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

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

EPC Rating B

Tenure
Leasehold. The property is held on a 125 year lease from 1st March 2008 (thus approximately b106 years unexpired).

Accommodation
Eleventh Floor
Open Plan Reception/Kitchen
Two Bedrooms
Bathroom

On the Instructions of
LSL Property Services plc



LOT 119 Flat 24 341A, London Road, Mitcham, Surrey CR4 4BE

*Guide Price
£160,000+

A Third Floor One Bedroom Flat

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

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

EPC Rating C

Tenure
Leasehold. The property is held on a 125 year lease from 2nd January 2015 (thus approximately **113 years unexpired**).

Accommodation
Third Floor
Open Plan Reception/Kitchen
Bedroom
Bathroom



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LOT 119A | Flat 2 69 Cowley Road, Brixton, London SW9 6BY

*Guide Price
£250,000+

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 Eythorne Park are within easy reach. Transport links are provided by Stockwell underground station (Northern and Victoria lines).

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

EPC Rating C

Tenure
Leasehold. The property is held on a 125 year lease from 31st January 2013 (thus approximately **111 years unexpired**).

Accommodation
Ground Floor
Open Plan Reception/Kitchen
Bedroom
Bathroom

Exterior
The property benefits from a patio area.

On the Instructions of
LSL Property Services plc







Bespoke auction: 27th January

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LOT 120

52 Bushey Grove Road, Bushey, Hertfordshire WD23 2JJ

***Guide Price**
£750,000+









A Vacant Four Bedroom Detached House Occupying a Large Plot of Approximately 0.95 Acres, Offering Potential for Redevelopment or Further Enhancement (Subject to the Necessary Planning Consents.)

Tenure
Freehold

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

Description
The property comprises a four bedroom detached house arranged over ground and first floors and a rear single storey detached garage situated on a plot of land measuring approximately 0.95 acres.

Exterior
The property benefits from generous off-street parking for multiple vehicles to the front, a detached garage to the side, and a rear garden.

Accommodation
Ground Floor
Three Reception Rooms
Kitchen
Shower room

First Floor
Four Bedrooms
Bathroom

Joint Auctioneers

HAMMERED

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LOT 121

145A High Street, Watford, Hertfordshire WD17 1NA

*Guide Price
£110,000+

A First and Second Floor Two Bedroom Flat in Need of Modernisation

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

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

EPC Rating C

Tenure
Leasehold. The property is held on a 198 year lease from 7th August 2007 (thus approximately **178 years unexpired**).

Accommodation
First Floor
Bedroom

Second Floor
Open Plan Reception/Kitchen
Bedroom
Bathroom

On the Instructions of
LSL Property Services plc







LOT 122

Flat 25 Mandeville Court, Finchley Road, Hampstead, London NW3 6HB

*Guide Price
£250,000+

A Sixth Floor Two Bedroom Flat In Need of Refurbishment

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Hampstead Heath are within easy reach. Transport links are provided by Finchley Road & Frognal Station underground station (Mildmay line).

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

EPC Rating E

Tenure
Leasehold. The property is held on a 99 year lease from 25th December 1977 (thus approximately **50 years unexpired**).

Accommodation
Sixth Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

On the Instructions of
AMG







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LOT 123

98B Pirbright Road, Wandsworth, London SW18 5NA

*Guide Price
£295,000+

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 Wimbledon Park are within easy reach. Transport links are provided by Southfields underground station (District line) and Earlsfield rail station.

Description
The property comprises a ground floor one bedroom flat arranged over ground and first floors.

EPC Rating C

Tenure
Leasehold. The property is held on a 125 year lease from 31st August 2011 (thus approximately **109 years unexpired**).

Accommodation
Ground Floor
Open Plan Reception/Kitchen
Bedroom
Bathroom

Exterior
The property benefits from a rear garden.







LOT 124

30 Henry Doulton Drive, Tooting, London SW17 6DA

*Guide Price
£165,000+

A Ground Floor Studio Flat

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 Tooting Bec underground station (Northern line).

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

EPC Rating C

Tenure
Leasehold. The property is held on a 99 year lease from 9th September 1999 (thus approximately **71 years unexpired**).

Accommodation
Ground Floor
Studio Room
Kitchen
Bathroom

Exterior
The property benefits from a parking space.







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LOT 125

11 Pauls Court, Pauls Lane, Hoddesdon, Hertfordshire EN11 8UJ

*Guide Price
£100,000+

A Ground Floor One Bedroom Flat

Tenure
Leasehold. The property is held on a 99 year lease from 25th March 1983 (thus approximately **55 years unexpired**).

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

Exterior
The property benefits from a rear garden and a parking space.

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

Note
Buyers should note that the management company has advised of planned major drainage works, including excavation and associated internal works, due to commence on 16 November 2026 and expected to last approximately 7-10 days. Please refer to the legal pack for further details.

On the Instructions of

AMG



LOT 125A

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.

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 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)











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LOT 126

Flat 53 St. Rumbolds Court, Buckingham Road, Brackley, Northamptonshire NN13 7BF

*Guide Price
£20,000+

A Vacant Second Floor Two Bedroom Retirement Flat in Need of Modernisation

Tenure
Leasehold. The property is held on a 125 year lease from 1st June 2008 (thus approximately **106 years unexpired**).

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Brackley Cricket Club Ground are within easy reach. Transport links are provided by Kings Sutton rail station.

Note
To be eligible as a resident you must be aged 60 or over. Please refer to the legal pack for more information on eligibility

Description
The property comprises a second floor two bedroom retirement flat situated within a purpose built block arranged over ground and two upper floors. The property benefits from a communal lounges and 24 hour concierge.

Accommodation
Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior
The property benefits from communal gardens and resident's parking.

EPC Rating B



LOT 127

72 Neville Court, Washington, Tyne And Wear NE37 3DY

*Guide Price
£5,000+

A Vacant First Floor One Bedroom Flat in Need of Refurbishment and a Single Storey Lock Up Garage Subject to a Lease Producing £420 Per Annum

Tenure
Leasehold. The property is held on a 125 year lease from 1st April 1986 (thus approximately **84 years unexpired**).

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Albany Park are within easy reach. Transport links are provided by South Hylton 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 and a single storey lock up garage.

Accommodation
First Floor
Reception Room
Kitchen
Bedroom
Bathroom

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

Tenancy
The garage is subject to a lease producing £35 per calendar month.









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LOT 128 Unit 504 Kentish House, Parham Road, Canterbury, Kent CT1 1LQ

*Guide Price
£18,000+

A Vacant Second Floor One Bedroom Student Accommodation Unit

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

Description
The property comprises a second floor unit comprising of a bedroom and private ensuite situated within a purpose built student accommodation development arranged over lower ground and four upper floors.

Tenure
Leasehold. The property is held on a 250 year lease from 1st July 2014 (thus approximately **237 years unexpired**).

Accommodation
Second Floor
Bedroom
Bathroom

Exterior
The property benefits from access to a communal kitchen and communal lounge.



LOT 129 Garages G34-51 on Hanover Close, Andover, Hampshire SP10 3PR

*Guide Price
£65,000+

A Block of Eighteen Single Storey Lock Up Garages Situated on a Site Measuring Approximately 3,800 sq ft Fully Let Producing £13,740 Per Annum. Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

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

Tenancy
The garages are fully let at a rent of £13,740 per annum.

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









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LOT 130 Garages and Land Rear of Croftside, 53 Sunny Bank, South Norwood, London SE25 4TL

*Guide Price
£250,000+

Ten Vacant Single Storey Lock Up Garages Situated on a Plot of Land Measuring Approximately 475 sq m (5,112 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

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

Description
The lot comprises ten single storey lock up garages situated on a plot of land measuring approximately 475 sq m (5,112 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 131 Garages G173-G181 at Sutcliffe Square, Andover, Hampshire SP10 5DY

*Guide Price
£20,000+

Nine Single Storey Lock Up Garages Situated on a Plot of Land Measuring Approximately 2,476 sq ft. Six Garages are Let Producing £4,680 Per Annum. Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

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

Description
The property comprises a nine single storey lock up garages situated on a plot of land measuring approximately 2,476 sq ft.

Tenancy
Six of the nine garages are let for a combined £390 per calendar month.









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LOT 132

Garage 30 at Blackabrook Avenue, Princetown, Yelverton, Devon PL20 6RH

*Guide Price
£1,000+

A Vacant Single Storey Lock Up Garage

Tenure
Freehold

Location
The garage is situated on a residential road close to local shops and amenities. There are numerous green open spaces that are within easy reach. Transport links are provided by the A38 to the east.

Description
The lot comprises a single storey lock up garage.



LOT 133

By Order of a Housing Association

Garages at Gibson Drive, Upper Benefield, Peterborough, Cambridgeshire PE8 5AW

*Guide Price
£80,000+

Sixteen Vacant Single Storey Lock Up Garages Situated on a Plot of Land Measuring Approximately 940 sq m (10,118 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

Location
The garages are situated on a residential road close to local shops and amenities. The open spaces of Weldon Woodland Park are within easy reach. Transport links are provided by the A43.

Description
The lot comprises sixteen single storey lock up garages situated on a plot of land measuring approximately 940 sq m (10,118 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.







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LOT 134

By Order of a Housing Association

Garages at Acremead, Warmington, Peterborough, Cambridgeshire PE8 6TP

*Guide Price
£50,000+

Nine Vacant Single Storey Lock Up Garages Situated on a Plot of Land Measuring Approximately 1,500 sq m (16,146 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

Location
The garages are situated on a residential road close to local shops and amenities. The open spaces of Warmington Play Park are within easy reach. Transport links are provided by the A605.

Description
The lot comprises nine single storey lock up garages situated on a plot of land measuring approximately 1,500 sq m (16,146 sq ft).

Note
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LOT 135

4 Highfield Road, Newbold, Derbyshire S41 7EY

*Guide Price
£15,000+

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

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.

Description
The lot comprises a plot of land measuring approximately 350 sq m (3,767 sq ft).

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'.

Tenure
Freehold

Note
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LOT 136 Land to the Rear of 44 Garfield Road, Enfield, Middlesex EN3 4RR

*Guide Price
£30,000+

A Plot of Land Measuring Approximately 145 sq m (1,561 sq ft)

Tenure
Freehold

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

Description
The lot comprises a plot of land measuring approximately 145 sq m (1,561 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 137 Land Adjacent to 30 Panters, Hextable, Swanley, Kent BR8 7RW

*Guide Price
£40,000-£80,000

A Plot of Land Offered With Planning Permission for the Erection of an End of Terrace House

Tenure
Freehold

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

Description
The property comprises a plot of land measuring approximately 88 sq m (945 sq ft).

Planning
Sevenoaks Borough Council granted the following planning permission (ref: 25/00214/FUL) on 23rd April 2025 :'Proposed dwelling. Erection of a porch to existing dwelling'.

Proposed Accommodation Exterior
Ground Floor
Reception Room with Open Plan Kitchen

First Floor
Two Rooms
Shower Room

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.





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LOT 138

Land at Green Road, Brymbo, Wrexham, Clwyd LL11 5DT

*Guide Price
£35,000+

Two Plots of Land Measuring Approximately 604 sq m (6,501 sq ft) Combined. The Site Previously Had Planning Permission for the Erection of 2 x Two Bedroom Semi Detached Houses Which has now Lapsed.

Tenure
Freehold

Planning
Wrexham Borough Council granted the following planning permissions: (ref: P/2008/0342) on 2nd June 2008: 'Erection of 2 No. detached dwellings and construction of new vehicular and pedestrian access' and (ref: P/2019/0867) on 3rd February 2020: 'Amendments to dwelling previously granted under planning ref. P/2008/0342 to create a rear terrace area at ground level (instead of at lower ground level) to allow a level access and ground floor living accommodation'. The latest planning permission lapsed on 30th January 2024. The site could benefit from different schemes subject to obtaining all necessary consents.

Description
The lot comprises two plots of land measuring approximately 604 sq m (6,501 sq ft) combined.

Note
The seller has advised us that they paid £80,000 for the site and have invested a further £20,000 since their purchase 18 months ago. The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land and any possible development potential or alternative uses for this site. Some or all of the plot may comprise adopted highway land.



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



LOT 139

Land at Rosebay Avenue, Billericay, Essex CM12 0JR

*Guide Price
£10,000-£30,000

A Plot of Land Measuring Approximately 355 sq m (3,821sq ft)

Tenure
Freehold

Description
The lot comprises a plot of land measuring approximately 355 sq m (3,821sq ft). Plans have been drawn up for the erection of 2 x three bedroom semi detached houses. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

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





All properties are subject to a buyer's administration fee of £1,800 (£1,500 + VAT) unless otherwise stated in the addendum. Prospective buyers are advised to read the "Notice to Prospective Buyers" as well as the relevant legal pack, general and special conditions of sale and addendum.

LOT 140 Land at 87 Broomfield Avenue, Broxbourne, Hertfordshire EN10 6LS

*Guide Price
£10,000+

A Plot of Land Measuring Approximately 441 sq m (4,750 sq ft)

Tenure
Freehold

Description
The lot comprises a plot of land measuring approximately 441 sq m (4,750 sq ft). Plans have been drawn up for the erection of 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 Cheshunt Park are within easy reach. Transport links are provided by Cheshunt overground station and rail station.

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





LOT 141 Land to the Rear of 17 West Drove North, Walpole St. Peter, Wisbech, Norfolk PE14 7HU

*Guide Price
£10,000+

A Plot of Land Measuring Approximately 925 sq m (9,959 sq ft)

Location
The land 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 King's Lynn rail station and the A17/A47.

Description
The lot comprises a plot of land measuring approximately 925 sq m (9,959 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.

Tenure
Freehold

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





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LOT 142 Land Adjacent to 44 Silver Birch Grove, Trowbridge, Wiltshire BA14 0JQ

*Guide Price
£5,000-£20,000

A Plot of Land Measuring Approximately 309 sq m (3,322 sq ft)

Tenure
Freehold

Description
The lot comprises a plot of land measuring approximately 309 sq m (3,322 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 143 Basement, 64 Briggate, Brighouse, Calderdale HD6 1EF

*Guide Price
£1,000+

A Vacant Lower Ground Floor Unit. Potential to Convert into a One Bedroom Flat (Subject to Obtaining all Relevant Consents)

Tenure
Leasehold. The property will be sold 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 Wellhome Park Brighouse are within easy reach. Transport links are provided by Brighouse rail station.

VAT
VAT is applicable

Description
The property comprises a lower ground floor unit situated within a purpose built building arranged over ground and first floors.

Accommodation
Lower Ground Floor
Basement Unit - Not Inspected



All properties are subject to a buyer's administration fee of £1,800 (£1,500 + VAT) unless otherwise stated in the addendum. Prospective buyers are advised to read the "Notice to Prospective Buyers" as well as the relevant legal pack, general and special conditions of sale and addendum.

LOT 144 Compound 3, 64, Briggate, Brighouse, Calderdale HD6 1EF

*Guide Price
£3,000+

A Plot of Land Measuring Approximately 62 sq m (667 sq ft)

Tenure
Freehold

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

Description
The lot comprises a plot of land measuring approximately 62 sq m (667 sq ft).

VAT
VAT is applicable

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 145 Compound 5 Communication Centre, St Austell, Par, Moor, Cornwall PL24 2SQ

*Guide Price
£6,000+

A Plot of Land Comprised of Hardstanding. Potential for a Variety of Commercial Uses (Subject to all Relevant Consents)

Tenure
Freehold

Location
The land is situated on a well established commercial trading estate. The open spaces of Spit Beach Par are within easy reach. Transport links are provided by Par rail station.

Description
The lot comprises a plot of land comprised of hardstanding.

VAT
VAT is applicable

Note
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LOT 146 Land at Meadow Close, North Baddesley, Southampton, Hampshire SO52 9FP

*Guide Price
£10,000+

A Plot of Land Measuring Approximately 540 sq m (5,704 sq ft)

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

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

Tenure
Freehold

Description
A parcel of land measuring approximately 540 sq m (5,704 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. 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 147 30 Monks Road, Exeter, Devon EX4 7AZ

*Guide Price
Sold Prior

A Vacant Three Bedroom Extended Mid Terrace House in Need of Refurbishment. Potential for a Loft Conversion (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

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

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

Accommodation
Ground Floor
Two Reception Rooms
Diner/Kitchen
Conservatory
Utility Room

First Floor
Three Bedrooms
Bathroom
Separate WC

Exterior
The property benefits from both front and rear gardens and a garage to the rear of the property.











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LOT 148 | 12 Car Parking Spaces at Lollard Street, Lambeth, London SE11 6PX

***Guide Price**
Sold Prior



Twelve Parking Spaces Part Let Producing £10,800 Per Annum (ERV of £15,120 Per Annum). Reflecting a Gross Initial Yield of 19% on the ERV.

Tenure
Leasehold. The property is held on a 999 year lease from 26th October 2020 (thus approximately **993 years unexpired**).

Description
The lot comprises twelve parking spaces.

Location
The site is situated on a residential road close to local shops and amenities. The open spaces of Lambeth Walk are within easy reach. Transport links are provided by Vauxhall underground station (Victoria line) and rail station.

Further Information
Let bays - 5
Rights/Underlet bays - 5
Vacant bays - 2

Note
Parking spaces 5, 6, 7 & 8 are all let to the same tenant under one license.

Column 1	Column 2	Column 3
Space 1	Vacant	N/A
Space 2	Let on a rolling contract via ParkLet commencing 2nd October 2026	£2,160 Per Annum
Space 3	Rights held by Climbing Centre	N/A
Space 4	Rights held by Climbing Centre	N/A
Space 5	Let for a term of 8 months commencing 9th October 2026	£2,160 Per Annum
Space 6	Let for a term of 8 months commencing 9th October 2026	£2,160 Per Annum
Space 7	Let for a term of 8 months commencing 9th October 2026	£2,160 Per Annum
Space 8	Let for a term of 8 months commencing 9th October 2026	£2,160 Per Annum
Space 9	Rights held by tenant of flat in development	N/A
Space 10	Rights held by tenant of flat in development	N/A
Space 24	Vacant	N/A
Space 31	Subject to an underlease	N/A

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LOT 149

99 Brabazon Road, Hounslow, Middlesex TW5 9LN

*Guide Price
Sold Prior

A Ground Floor Two Bedroom Flat Subject to a Periodic Tenancy Producing £20,400 Per Annum

Tenure
Leasehold. The property is held on a 125 year lease from 19th September 1988 (thus approximately **86 years unexpired**).

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

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

Accommodation
Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior
The property benefits from a private rear garden.

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

EPC Rating C



LOT 150

6 Week Completion Available or Earlier if Required

59 Dover Street, Maidstone, Kent ME16 8LF

*Guide Price
Sold Prior

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 Clare Park are within easy reach. Transport links are provided by Maidstone West rail station.

Description
The property comprises a four room mid terrace house arranged over lower ground, ground and first floors.

Accommodation
Lower Ground Floor
Kitchen
Bathroom

Ground Floor
Two Rooms

First Floor
Two Rooms

Exterior
The property benefits from a rear garden.

EPC Rating C







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LOT 151

127 Putney Bridge Road, Putney, London SW15 2PA

*Guide Price
Sold Prior

A Mixed Use Mid Terrace Building Arranged to Provide a Vacant Ground Floor Office Space, a Vacant Rear Ground Floor Studio Flat and a First and Second Floor Split-Level Flat (Sold off on a Long Lease). ERV for the Office & Studio of £35,000 Which Would Reflect a Gross Initial Yield of 12.07%.

Tenure
Freehold

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

Description
The property comprises a mixed use mid terrace building arranged to provide a ground floor office space and a rear ground floor studio flat and a first and second floor split-level flat.

Tenancy
The first and second floor flat is sold off on a 125 year lease from 25th December 1990 (thus approximately **89 years unexpired**).

Accommodation
Ground Floor Office
Office Space
Meeting Room
Kitchen
WC

Ground Floor Rear Flat
Studio Room
Kitchen
Bathroom

First and Second Floor
Flat (Not Inspected)

Exterior
The ground floor flat benefits from a rear garden,







Request an Auction Valuation

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 or

Click Here

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Auction House LONDON

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Common Auction Conditions (Edition 4)

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Common Auction Conditions (4th Edition – reproduced with the consent of the RICS). The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

INTRODUCTION

The Common Auction Conditions are designed for real estate auctions, to set a consistent practice across the industry. There are three sections, all of which must be included without variation, except where stated:

GLOSSARY

The glossary gives special meanings to certain words used in the conditions.

AUCTION CONDUCT CONDITIONS

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who participates in the auction. They apply wherever the property is located, and cannot be changed without the auctioneer's agreement.

We recommend that these conditions are set out in a two-part notice to bidders, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions and any extra auction conduct conditions.

SALE CONDITIONS

The Sale Conditions apply only to property in England and Wales, and govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum. They must not be used if other standard conditions apply.

GLOSSARY

This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the Common AUCTION Conditions that must be included without variation (but the SPECIAL CONDITIONS may include defined words that differ from the glossary so long as they apply only to the SPECIAL CONDITIONS).

The laws of England and Wales apply to the CONDITIONS and YOU, WE, the SELLER and the BUYER all submit to the jurisdiction of the Courts of England and Wales.

Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the AUCTION or the CONTRACT DATE (as applicable); and
- where the following words appear in small capitals they have the specified meanings.

ACTUAL COMPLETION DATE
The date when COMPLETION takes place or is treated as taking place for the purposes of apportionment and calculating interest.

ADDENDUM
An amendment or addition to the CONDITIONS or to the PARTICULARS or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS or an oral announcement at the AUCTION.

AGREED COMPLETION DATE
Subject to CONDITION G9.3:
a) the date specified in the SPECIAL CONDITIONS; or
b) if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE;
but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

APPROVED FINANCIAL INSTITUTION
Any bank or building society that is regulated by a competent UK regulatory authority or is otherwise acceptable to the AUCTIONEERS.

ARREARS
ARREARS of rent and other sums due under the TENANCIES and still outstanding on the ACTUAL COMPLETION DATE.

ARREARS SCHEDULE
The ARREARS schedule (if any) forming part of the SPECIAL CONDITIONS.

AUCTION
The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS
The conditions so headed, including any extra AUCTION CONDUCT CONDITIONS.

AUCTIONEERS
The AUCTIONEERS at the AUCTION.

BUSINESS DAY
Any day except (a) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

BUYER
The person who agrees to buy the LOT or, if applicable, that person's personal representatives: if two or more are jointly the BUYER their obligations can be enforced against them jointly or against each of them separately.

CATALOGUE
The catalogue for the AUCTION as it exists at the date of the AUCTION (or, if the catalogue is then different, the date of the CONTRACT) including any ADDENDUM and whether printed or made available electronically.

COMPLETION
Unless the SELLER and the BUYER otherwise agree, the occasion when they have both complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION has been unconditionally received in the SELLER'S conveyancer's client account (or as otherwise required by the terms of the CONTRACT).

CONDITION
One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT
The CONTRACT by which the SELLER agrees to sell and the BUYER agrees to buy the LOT.

CONTRACT DATE
The date of the AUCTION or, if the LOT is sold before or after the AUCTION:
a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or
b) if CONTRACTs are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

DOCUMENTS
DOCUMENTS of title including, if title is registered, the entries on the register and the title plan and other DOCUMENTS listed or referred to in the SPECIAL CONDITIONS relating to the LOT (apart from FINANCIAL CHARGES).

EXTRA GENERAL CONDITIONS
Any CONDITIONS added or varied by the AUCTIONEERS starting at CONDITION G30.

FINANCIAL CHARGE
A charge to secure a loan or other financial indebtedness (but not including a rentcharge or local land charge).

GENERAL CONDITIONS
The SALE CONDITIONS headed 'GENERAL CONDITIONS OF SALE', including any EXTRA GENERAL CONDITIONS.

INTEREST RATE
If not specified in the SPECIAL CONDITIONS, the higher of 6% and 4% above the base rate from time to time of Barclays Bank plc. The INTEREST RATE will also apply to any judgment debt, unless the statutory rate is higher.

LOT
Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including chattels, if any).

OLD ARREARS
ARREARS due under any of the TENANCIES that are not "new TENANCIES" as defined by the Landlord and Tenant (Covenants) Act 1995.

PARTICULARS
The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM).

PRACTITIONER
An insolvency PRACTITIONER for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, a person undertaking a similar role).

PRICE
The PRICE (exclusive of VAT) that the BUYER agrees to pay for the LOT.

READY TO COMPLETE
Ready, willing and able to complete: if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding financial charges do not prevent the SELLER from being READY TO COMPLETE.

SALE CONDITIONS
The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.

SALE MEMORANDUM
The form so headed (whether or not set out in the CATALOGUE) in which the terms of the CONTRACT for the sale of the LOT are recorded.

SELLER
The person selling the LOT. If two or more are jointly the SELLER their obligations can be enforced against them jointly or against each of them separately.

SPECIAL CONDITIONS
Those of the SALE CONDITIONS so headed that relate to the LOT.

TENANCIES
TENANCIES, leases, licences to occupy and agreements for lease and any DOCUMENTS varying or supplemental to them.

TENANCY SCHEDULE
The schedule of TENANCIES (if any) forming part of the SPECIAL CONDITIONS.

TRANSFER
TRANSFER includes a conveyance or assignment (and "to TRANSFER" includes "to convey" or "to assign").

TUPE
The TRANSFER of Undertakings (Protection of Employment) Regulations 2006.

VAT
Value Added Tax or other tax of a similar nature.

VAT OPTION
An option to tax.

WE (and US and OUR)
The AUCTIONEERS.

YOU (and YOUR)
Someone who has seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

AUCTION CONDUCT CONDITIONS

Words in small capitals have the special meanings defined in the Glossary.

The AUCTION CONDUCT CONDITIONS (as supplemented or varied by CONDITION A6, if applicable) are a compulsory section of the Common AUCTION Conditions. They cannot be disapplied 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 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.

A2 OUR ROLE

A2.1 As agents for each SELLER we have authority to
(a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
(b) offer each LOT for sale;
(c) sell each LOT;
(d) receive and hold deposits;
(e) sign each SALE MEMORANDUM; and
(f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS or fails to provide identification as required by the AUCTIONEERS.

A2.2 OUR decision on the conduct of the AUCTION is final.

A2.3 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.

A2.4 YOU acknowledge that to the extent permitted by law WE owe YOU no du ty of care and YOU have no claim against US for any loss.

A2.5 WE may refuse to admit one or more persons to the AUCTION without having to explain why.

A2.6 YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

A3 BIDDING AND RESERVE PRICES

A3.1 All bids are to be made in pounds sterling exclusive of VAT.

A3.2 WE may refuse to accept a bid. WE do not have to explain why.

A3.3 If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.

A3.4 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.

A3.5 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 THE PARTICULARS AND OTHER INFORMATION

A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT.
The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

A4.2 If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.

A4.3 The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.

A4.4 If WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

A5 THE CONTRACT

A5.1 A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.

A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).

A5.3 YOU must before leaving the AUCTION
(a) 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);
(b) sign the completed SALE MEMORANDUM; and
(c) pay the deposit.

A5.4 If YOU do not WE may either
(a) 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
(b) sign the SALE MEMORANDUM on YOUR behalf.
The deposit
(a) 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);
(b) 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;
(c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and
(d) is to be held as stakeholder where VAT would be

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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.

A5.6 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.

A5.7 Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.

A5.8 If the BUYER does not comply with its obligations under the CONTRACT then

(a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and

(b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER's default.

A5.9 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.

GENERAL CONDITIONS OF SALE

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 THE LOT

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) outgoings 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 DEPOSIT

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 CONTRACT.

G2.3 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.

G3 BETWEEN CONTRACT AND COMPLETION

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

(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or

(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.

G3.2 If the SELLER is required to insure the LOT then the SELLER

(a) must produce to the BUYER on request all relevant insurance details;

(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;

(c) gives no warranty as to the adequacy of the insurance;

(d) must at the request of the BUYER use reasonable endeavours to have the BUYER's interest noted on the policy if it does not cover a contracting purchaser;

(e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and

(f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim;

and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).

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.

G3.4 Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.

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.

G4 TITLE AND IDENTITY

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.

G4.2 The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:

(a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.

(b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.

(c) If title is in the course of registration, title is to consist of:

(i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;

(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and

(iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.

(d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.

G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):

(a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and

(b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.

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.

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.

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.

G5 TRANSFER

G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS

(a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and

(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.

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.

G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.

G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER

(a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;

(b) the form of new lease is that described by the SPECIAL CONDITIONS; and

(c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.

G6 COMPLETION

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.

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

(a) direct TRANSFER from the BUYER's conveyancer to the SELLER'S conveyancer; and

(b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.

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.

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.

G6.6 Where applicable the CONTRACT remains in force following COMPLETION.

G7 NOTICE TO COMPLETE

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.

G7.2 The person giving the notice must be READY TO COMPLETE.

G7.3 If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:

(a) terminate the CONTRACT;

(b) claim the deposit and any interest on it if held by a stakeholder;

(c) forfeit the deposit and any interest on it;

(d) resell the LOT; and

(e) claim damages from the BUYER.

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) terminate the CONTRACT; and

(b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.

G8 IF THE CONTRACT IS BROUGHT TO AN END

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 LANDLORD'S LICENCE

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 requires.

G9.3 The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").

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G9.4 The SELLER must
(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
(b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).

G9.5 The BUYER must promptly
(a) provide references and other relevant information; and
(b) comply with the landlord's lawful requirements.

G9.6 If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.

G10 INTEREST AND APPORTIONMENTS

G10.1 If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.

G10.2 Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.

G10.3 Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:
(a) the BUYER is liable to pay interest; and
(b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.

G10.4 Apportionments are to be calculated on the basis that:
(a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
(b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
(c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.

G10.5 If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.

G11 ARREARS

Part 1 – Current rent

G11.1 "Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.

G11.2 If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.

G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.

Part 2 – BUYER to pay for ARREARS

G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.

G11.5 The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.

G11.6 If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.

Part 3 – BUYER not to pay for ARREARS

G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS
(a) so state; or
(b) give no details of any ARREARS.

G11.8 While any ARREARS due to the SELLER remain unpaid the BUYER must:
(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;
(b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment);
(c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require;
(d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER's order;
(e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and
(f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.

G11.9 Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.

G12 MANAGEMENT

G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.

G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.

G12.3 The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and:
(a) the SELLER must comply with the BUYER's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;
(b) if the SELLER gives the BUYER notice of the SELLER's intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and
(c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.

G13 RENT DEPOSITS

G13.1 Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.

G13.2 The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other DOCUMENT under which the rent deposit is held.

G13.3 If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER's lawful instructions.

G13.4 Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:
(a) observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;
(b) give notice of assignment to the tenant; and
(c) give such direct covenant to the tenant as may be required by the rent deposit deed.

G14 VAT

G14.1 Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.

G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.

G15 TRANSFER AS A GOING CONCERN

G15.1 Where the SPECIAL CONDITIONS so state:
(a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and
(b) this CONDITION G15 applies.

G15.2 The SELLER confirms that the SELLER:
(a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and
(b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revokedbefore COMPLETION.

G15.3 The BUYER confirms that
(a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
(b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;
(c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
(d) it is not buying the LOT as a nominee for another person.

G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence
(a) of the BUYER'S VAT registration;
(b) that the BUYER has made a VAT OPTION; and
(c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.

G15.5 The BUYER confirms that after COMPLETION the BUYER intends to
(a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and
(b) collect the rents payable under the TENANCIES and charge VAT on them.

G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:
(a) the SELLER's conveyancer is to notify the BUYER's conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;
(b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
(c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.

G16 CAPITAL ALLOWANCES

G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.

G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER's claim for capital allowances.

G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.

G16.4 The SELLER and BUYER agree:
(a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
(b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17 MAINTENANCE AGREEMENTS

G17.1 The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER's cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.

G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.

G18 LANDLORD AND TENANT ACT 1987

G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987

G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

G19 SALE BY PRACTITIONER

G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.

G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.

G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER's obligations. The TRANSFER is to include a declaration excluding that personal liability.

G19.4 The LOT is sold
(a) in its condition at COMPLETION;
(b) for such title as the SELLER may have; and
(c) with no title guarantee;
and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.

G19.5 Where relevant:
(a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the DOCUMENT of appointment and the PRACTITIONER'S acceptance of appointment; and
(b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.

G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.

G20 TUPE

G20.1 If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.

G20.2 If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply:
(a) The SELLER must notify the BUYER of those employees whose CONTRACTs of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
(b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERring Employees.
(c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTs of employment between the TRANSFERring Employees and the SELLER

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will TRANSFER to the BUYER on COMPLETION.

(d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERring Employees after COMPLETION.

G21 ENVIRONMENTAL

G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.

G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT

G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.

G22 SERVICE CHARGE

G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.

G22.2 No apportionment is to be made at COMPLETION in respect of service charges.

G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:

(a) service charge expenditure attributable to each TENANCY;

(b) payments on account of service charge received from each tenant;

(c) any amounts due from a tenant that have not been received;

(d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.

G22.4 In respect of each TENANCY, if the service charge account shows:

(a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or

(b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER;

but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.

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.

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.

G23 RENT REVIEWS

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.

G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.

G23.3 Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.

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.

G23.5 The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.

G23.6 When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.

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.

G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.

G24 TENANCY RENEWALS

G24.1 This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.

G24.2 Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.

G24.4 Following COMPLETION the BUYER must:

(a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;

(b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and

(c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.

G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.

G25 WARRANTIES

G25.1 Available warranties are listed in the SPECIAL CONDITIONS.

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.

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.

G26 NO ASSIGNMENT

The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.

G27 REGISTRATION AT THE LAND REGISTRY

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.

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.

G28 NOTICES AND OTHER COMMUNICATIONS

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.

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.

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.

G29 CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTs (Rights of Third Parties) Act 1999.

EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

1 The Deposit

1.1 General Conditions A5.5a shall be deemed to be deleted and replaced by the following:

1.2 A5.5a. The Deposit:

(a) must be paid to the auctioneers by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept). Payments by cheque will incur an additional administration fee of £30.00 (£25.00 + VAT) to the Auctioneer

(b) is to be held as stakeholder save to the extent of the auctioneers' fees and expenses (which shall subject to clause 2.1 of the Extra General Conditions include the Buyer's Administration Charge) which part of the deposit shall be held as agents for the seller. Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place.

2 Buyer's Administration Charge

2.1 Should your bid be successful for the Lot you will be liable to pay a Buyer's Administration Charge of £1,800 (£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.

3 Extra Auction Conduct Conditions

3.1 Despite any special condition to the contrary the minimum deposit we accept is £5,000 (or the total price, if less). A special condition may, however, require a higher minimum deposit.

MONEY LAUNDERING REGULATIONS

Due to the new changes to Money Laundering regulations for buying and selling at auction, as of the 26 June 2018 we are now required by Law to ID check everyone who offers, bids or buys at auction.

What the new regulations mean for you as a bidder or buyer at the auction:

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 will 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 info@auctionhouselondon.co.uk. The purpose of Auction House London obtaining this information is in order for us to carry out customer due diligence in compliance with the regulations. There are no exceptions and Auction House London takes its obligations very seriously. If you have any queries please contact us on 020 7625 9007.
Thank you for your understanding and helping us comply with these regulations.

Auction House London

2026 Auction Schedule

Wednesday 27th January

Wednesday 10th & Thursday 11th February

Wednesday 3rd March

Wednesday 31st March & Thursday 1st April

Wednesday 5th & Thusday 6th May

Wednesday 19th May

Wednesday 2nd & Thursday 3rd June

Wednesday 16th June

Wednesday 7th & Thursday 8th July

Wednesday 21st July

Wednesday 4th & Thursday 5th August

Wednesday 18th August

Wednesday 1st & Thursday 2nd September

Wednesday 22nd September

Wednesday 6th & Thursday 7th October

Wednesday 27th October

Wednesday 17th & Thursday 18th November

Wednesday 8th & Thursday 9th December

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