NEW LOTS
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Auction House
LONDON



TWO DAY AUCTION

11th November & 12th November

LIVE STREAM AUCTION
REGISTERED BIDDING ONLY



Auction House London

2026 Auction Schedule

Wednesday 28th January
Wednesday 11th February & Thursday 12th February
Wednesday 4th March
Wednesday 18th March & Thursday 19th March
Wednesday 22nd April & Thursday 23rd April
Wednesday 13th May
Wednesday 27th May & Thursday 28th May
Wednesday 10th June
Wednesday 24th June & Thursday 25th June
Wednesday 15th July
Wednesday 29th July & Thursday 30th July
Wednesday 12th August
Wednesday 2nd September & Thursday 3rd September
Wednesday 7th October & Thursday 8th October
Wednesday 11th November & Thursday 12th November
Wednesday 9th December & Thursday 10th December

Auction House London
5 Hampstead Gate, 1a 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
auctionhouselondon.co.uk/register-to-bid

REGISTRATION IS NOW OPEN

Notice to Prospective Buyers

The Catalogue: Details of the properties and land to be sold are set out in the catalogue and on the website auctionhouselondon.co.uk. 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

Meet the Team

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



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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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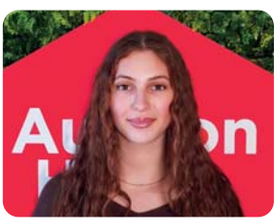
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Administrative Assistant

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OUR 2026 AUCTION SCHEDULE

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

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 total figures for 2025 are

2,428 Lots Offered

1,636 Lots Sold

£311 million Total Raised



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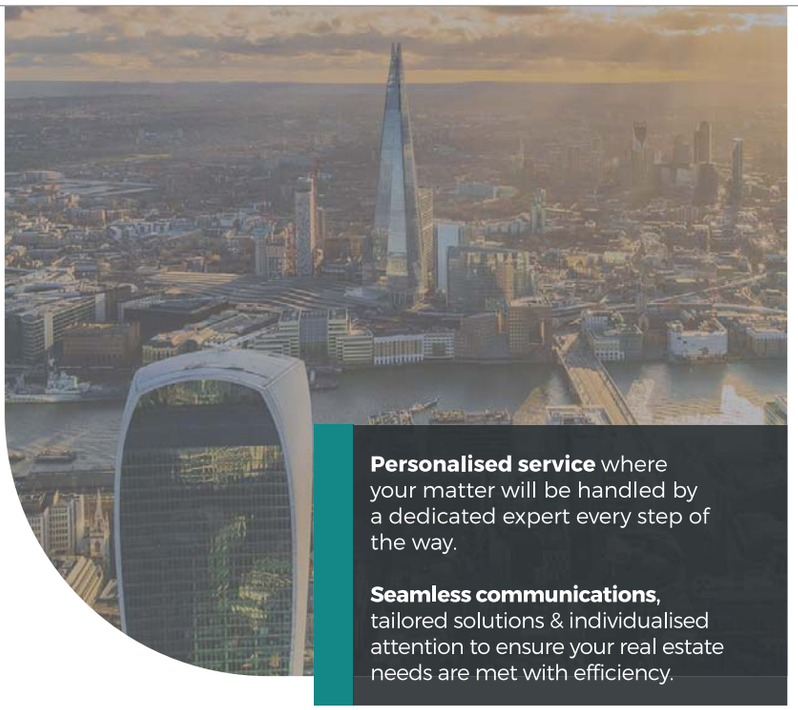
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All our viewings are open, so there is no need to book an appointment.

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

How do I register for the legal pack?

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

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

I am ready to bid...

How do I register to bid?

You can bid safely from your home or 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 - 129

Next Page >>>

LOT 1

By Order of a Housing Association

68 Charteris Road, Kilburn, London NW6 7EX

*Guide Price
£260,000+

A Mid Terrace Building Arranged to Provide a Ground Floor Flat (Sold off on a Long Lease) and 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 Queens Park are within easy reach. Transport links are provided by Kilburn Park underground station (Bakerloo line), West Hampstead overground station and rail station.

Description
The property comprises a mid terrace building arranged to provide a ground floor flat (sold off on a long lease) and a first floor flat.

Tenure
Freehold

Accommodation
Ground Floor
Flat - Not Inspected

First Floor
Reception Room
Kitchen
Bedroom
Bathroom











LOT 2

6 Week Completion Available

327 Purley Way, Croydon, Surrey CR0 4NU

*Guide Price
£180,000+

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 Wandle Park are within easy reach. Transport links are provided by Waddon rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen
Bathroom

First Floor
Three Bedrooms

Exterior
The property benefits from a rear yard.

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

6 Week Completion Available

8 Rosebery Avenue, Thornton Heath, Surrey CR7 8PT

*Guide Price
£250,000+

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 Grangewood Park are within easy reach. Transport links are provided by Norwood Junction overground station and Thornton Heath rail station.

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Bathroom

First Floor
Three Bedrooms

Exterior
The property benefits from a rear garden.

EPC Rating E



LOT 4

6 Week Completion Available

131 Glenister Park Road, Streatham, London SW16 5DY

*Guide Price
£300,000+

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 Norbury Park are within easy reach. Transport links are provided by Norbury 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.

EPC Rating C



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

12 Cross Road, Orpington, Kent BR5 2DJ

*Guide Price
£200,000+

A Vacant Two 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 Poverest Park are within easy reach. Transport links are provided by St Mary Cray rail station.

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Bathroom

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.











LOT 5A

56 Brookhill Road, Woolwich, London SE18 6TU

*Guide Price
£175,000+

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

Tenure
Freehold

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

Description
The property comprises a three/four bedroom mid terrace house arranged over ground and two upper floors. The property has suffered from fire damage.

Accommodation
Ground Floor
Through Reception Room

First Floor
Kitchen

Second Floor
Two Bedrooms
Bathroom

Third Floor
Two Rooms

Exterior
The property benefits from a rear garden.



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 **6**

Heathland Studio, Vale of Health, Hampstead, London NW3 1AZ

***Guide Price**

£800,000-£1,000,000









A Well Located Semi Detached Building Currently Arranged as 2 x One Bedroom Flats. Potential for a Variety of Development Schemes (Subject to Obtaining all Relevant Consents) Offered with Vacant Possession

Tenure
Freehold

Description
The property comprises a semi detached building currently arranged as 2 x one bedroom flats over lower ground, ground and first floors. The property also benefits from a cellar.

Location
A rare opportunity to acquire a unique property in the exclusive Vale of Health, one of Hampstead's most sought-after locations. The property is embedded in the open spaces of Hampstead Heath and within easy reach of Hampstead Village's shops, cafés and restaurants. Excellent transport links are provided by Hampstead Underground Station (Northern Line) and West Hampstead, offering Thameslink, Overground and Jubilee Line services.

Accommodation

Lower Ground Floor
Through Reception Room
Kitchen
Study Room
Bathroom
Store Rooms

Ground Floor
Bedroom

First Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior
The property benefits from a large wrap around garden with side access and a private roof terrace.

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 7

4A Pelham Road, Wimbledon, London SW19 1SX

*Guide Price
£215,000+

A Vacant Lower 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 Haydons Road Recreation Ground are within easy reach. Transport links are provided by South Wimbledon underground station (Northern line) and Haydons Road rail station.

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

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

Accommodation
Lower Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior
The property benefits from a rear garden.











LOT 7A

Flat 11 Winchester Court, 242 Billet Road, Walthamstow, London E17 5HE

*Guide Price
£130,000+

A Vacant Second Floor Two Bedroom Flat

Location
The property is situated on a residential road close to local shops and amenities. Numerous green open spaces are within easy reach. Transport links are provided by North Circular Road and Blackhorse Road underground station (Victoria line) and overground station.

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

Tenure
Leasehold. The property is held on a 125 year lease from 1st January 2000 (thus approximately **98 years unexpired**).

Accommodation
Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom
Loft Space

Exterior
The property benefits from allocated parking.

EPC Rating C











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 8

43 Coombelands, Royston, Hertfordshire SG8 7DW

*Guide Price
£115,000+

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 Newman Avenue Playground are within easy reach. Transport links are provided by Royston 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

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











LOT 8A

139 Carpenders Avenue, Watford, Hertfordshire WD19 5BN

*Guide Price
£290,000+

A Vacant Three Bedroom End of Terrace Chalet Bungalow 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 Greenfield Park Play Area are within easy reach. Transport links are provided by Bushey overground station and Carpenders Park rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

First Floor
Bedroom

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

EPC Rating D



Legal packs and telephone/proxy bidding forms are available for each lot at auctionhouselondon.co.uk.
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LOT 9

Flat 2, 3 The Mansions, Earls Court Road, Kensington, London SW5 9BW

*Guide Price
£240,000+

A Well Located Vacant Ground Floor One Bedroom Flat in Need of Refurbishment

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

Location
The property is situated on a residential road close to local shops and amenities. Numerous green open spaces are within easy reach. Transport links are provided by Earl's Court underground station (District line) and West Brompton rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom











LOT 9A

5 Balmoral Road, Willesden, London NW2 5DX

*Guide Price
£450,000+

A Vacant Mid-Terrace Building Arranged to Provide 2 x One-Bedroom Flats, with Potential to Convert Both Flats into 2 x Two-Bedroom Flats

Tenure
Freehold

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

Description
The property comprises a mid terrace building arranged to provide a ground floor one bedroom flat and a first floor one bedroom flat.

Accommodation
Ground Floor Flat
Reception Room
Kitchen
Bedroom
Bathroom

First Floor Flat
Reception Room
Kitchen
Bedroom
Bathroom

Exterior
The ground floor flat benefits from a private rear garden.

EPC Rating C











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LOT 10

177 Morley Avenue, Wood Green, London N22 6NT

*Guide Price
£365,000+

A Vacant Two Bedroom Mid Terrace House. Potential for 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 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 two bedroom mid terrace house arranged over ground and first floors.

Accommodation
Ground Floor
Reception Room
Kitchen
Bathroom
Utility Room

First Floor
Two Bedrooms

Exterior
The property benefits from a private rear garden











LOT 10A

59 Aycliffe Road, Borehamwood, Hertfordshire WD6 4JP

*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 Aberford Park are within easy reach. Transport links are provided by Elstree & Borehamwood rail station and the A1 and M25.

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

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







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LOT 11

31 Middlesex House, 4 Mercer Walk, Uxbridge, Hillingdon UB8 1GH

*Guide Price
£75,000+

A Vacant Third Floor One Bedroom Flat

Location
The property is situated in Uxbridge city centre close to local shops and amenities. Numerous green open spaces are within easy reach. Transport links are provided by Uxbridge underground station (Metropolitan line), West Drayton rail station and the M25.

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

Tenure
Leasehold. The property is held on a 125 year lease from 4th September 2007 (thus approximately **105 years unexpired**).

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

EPC Rating C











LOT 11A

1 Bloom Grove, Lambeth, London SE27 0HZ

*Guide Price
£220,000+

A Freehold Semi Detached Building Arranged to Provide Two Flats Part Let Producing £27,600 Per Annum. One Flat is 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 Norwood Park are within easy reach. Transport links are provided by West Norwood rail station.

Description
The property comprises a semi detached building arranged to provide a lower ground and ground floor three bedroom split level flat requiring modernisation and structural repairs, and a first and second floor split level flat (sold off on a long lease).

Tenancy
Flat 1 is subject to an Assured Tenancy at a rent of £2,300 per calendar month (£27,600 per annum). Rent was increased in August 2026.
Flat 2 is sold off on a 142 year lease from 29th September 1994 producing a ground rent of £150 per annum.

Accommodation
Flat 1
Lower Ground Floor
Reception Room
Kitchen
Bedroom

Ground Floor
Two Bedrooms
Bathroom
Total G.I.A 91 sq m

Flat 2
First and Second Floors
Not Inspected

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

EPC Rating D







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LOT 12

107 Lower Cheltenham Place, Bristol, Avon BS6 5LA

*Guide Price
£180,000+

A Vacant Two Bedroom Mid Terrace House in Need of Modernisation. 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 Mina Road Park are within easy reach. Transport links are provided by Montpelier 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.

EPC Rating C











LOT 12A

18 Ross Way, Slip End, Luton, Bedfordshire LU1 4DD

*Guide Price
£225,000+

A Vacant Three Bedroom Semi Detached House 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 Stockwood Park are within easy reach. Transport links are provided by Luton rail station.

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
WC

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.











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LOT 13

11 Wellesley Court, Maida Vale, London W9 1RG

*Guide Price
£160,000+

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 The Regent's Park are within easy reach. Transport links are provided by Maida Vale underground station (Bakerloo line) and Marylebone rail station.

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

Tenure
Leasehold. The property is held on a 125 year lease from 29th September 1983 (thus approximately **82 years unexpired**).

Accommodation
Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating C









LOT 13A

6 Week Completion Available

14 Stelling Road, Erith, Bexley DA8 3JH

*Guide Price
£180,000+

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 Erith Pier are within easy reach. Transport links are provided by Slade Green rail station and Erith rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen/Diner
Conservatory
Store Room
WC

First Floor
Three Bedrooms
Bathroom

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







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LOT 14

6 Cranleigh Close, Penge, London SE20 8TW

*Guide Price
£90,000+

A Vacant First Floor 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 South Norwood Lake & Grounds are within easy reach. Transport links are provided by Anerley overground station and rail station.

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

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

Accommodation
First Floor
Reception Room
Kitchen
Three Bedrooms
Bathroom



LOT 14A

96 High Street, Codicote, Hitchin, Hertfordshire SG4 8XE

*Guide Price
£130,000+

A Vacant Grade II Listed 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 Danesbury Park are within easy reach. Transport links are provided by Welwyn North rail station.

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

Accommodation
Ground Floor
Reception Rooms
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear gardens.

EPC Rating C











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LOT 15

Flat B 9 Oxford Road, Hornsey, London N4 3HA

*Guide Price
£260,000+

A Vacant Second Floor One Bedroom Flat in Need of Refurbishment, with Potential to Convert into a Two Bedroom Property (Subject to Obtaining All Relevant Consents).

Tenure
Leasehold. The property is held on a new 990 year lease on completion.

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

EPC Rating C

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

Accommodation
Second Floor
Reception Room
Kitchen
Bedroom
Bathroom











LOT 15A

6 Week Completion Available or Earlier if Required

119 Troughton Road, Greenwich, London SE7 7QF

*Guide Price
£350,000+

A Vacant Three Bedroom Mid Terrace House in Need of Modernisation. 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 Charlton Park are within easy reach. Transport links are provided by Charlton 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
Utility Room

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.

EPC Rating D







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LOT 16

30 Forest Walk, Bushey, Hertfordshire WD23 2BX

*Guide Price
£180,000+

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



LOT 16A

6 Week Completion Available

692A London Road, Cheam, Sutton SM3 9BY

*Guide Price
£70,000+

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 Fairlands Park are within easy reach. Transport links are provided by Worcester Park rail station.

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

EPC Rating D

Tenure
Leasehold. The property is held on a 99 year lease from 25th March 1974 (thus approximately **46 years unexpired**).

Accommodation
Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom
Separate WC



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LOT 17

60 Thirlmere Gardens, Wembley, Middlesex HA9 8RE

*Guide Price
£400,000+

A Vacant Three Bedroom Semi Detached House in Need of Refurbishment. Potential for a Loft and Rear Extensions (Subject to Obtaining all Relevant Consents)

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Preston Park are within easy reach. Transport links are provided by South Kenton underground station (Bakerloo line) and overground station, and Wembley Central rail station.

Description
The property comprises a three bedroom semi detached 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 both front and rear gardens and off street parking.











LOT 17A

6 Week Completion Available

3 Belmont Road, Gillingham, Medway ME7 5JB

*Guide Price
£110,000+

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 Gillingham Park are within easy reach. Transport links are provided by Chatham rail station.

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

Accommodation
Ground Floor
Cellar

Ground Floor
Two Reception Rooms
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.

EPC Rating D







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LOT 18

138 Conifer Way, Wembley, Middlesex HA0 3TP

*Guide Price
£150,000+

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 King Edward VII Park are within easy reach. Transport links are provided by North Wembley underground station (Bakerloo line) and overground 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 will be held on a new 125 year lease from completion.

Accommodation
Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating D











LOT 18A

Flat 30 Hilltop House, 117 Hornsey Lane, Highgate, London N6 5NW

*Guide Price
£180,000+

A Vacant Seventh Floor Studio Flat. Potential for Conversion to a One Bedroom Flat (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 Elthorne Park are within easy reach. Transport links are provided by Archway underground station (Northern line) and Hornsey rail station.

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

Tenure
Leasehold. The property is held on a 154 year lease from 1st June 1997 (thus approximately **124 years unexpired**).

Accommodation
Seventh Floor
Studio Room
Kitchen
Bathroom

Exterior
The property benefits from communal gardens.











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LOT 19

9A Tunley Road, Harlesden, London NW10 9JR

*Guide Price
£195,000+

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 Roundwood Park are within easy reach. Transport links are provided by Harlesden underground station (Bakerloo line) and overground 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.

Accommodation
Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior
The property benefits from a rear garden.

EPC Rating C











LOT 19A

29 Pondecroft, Aylesbury, Buckinghamshire HP18 0FS

*Guide Price
£115,000+

A Vacant First Floor Two Bedroom Flat

Tenure
Leasehold. The property is held on a 125 year lease from 1st January 2016 (thus approximately **114 years unexpired**).

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Marston Green Park are within easy reach. Transport links are provided by Aylesbury Vale Parkway

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

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

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











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LOT 20

5 Week Completion Available or Earlier if Required

14 Lawn Road, Uxbridge, Middlesex UB8 2TJ

*Guide Price
£240,000+

A Vacant Two 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 Rockingham Recreation Ground are within easy reach. Transport links are provided by Uxbridge underground station (Metropolitan line) and West Drayton rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom
Separate WC

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











LOT 20A

Flat D, 11 Aubert Park, Highbury, London N5 1TL

*Guide Price
£250,000+

A Vacant First Floor One Bedroom Flat in Need of Refurbishment

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

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

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

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

Accommodation
First Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior
The property benefits from a shared rear garden.

EPC Rating D









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LOT 21

417 Northolt Road, Harrow, Middlesex HA2 8JQ

*Guide Price
Sold Prior

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 Alexandra Park are within easy reach. Transport links are provided by South Harrow station underground station (Piccadilly line) and Northolt Park 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
Separate WC

Exterior
The property benefits from both front and rear gardens.











LOT 21A

6 Week Completion Available

37 Orchard Way, Burgess Hill, West Sussex RH15 9PB

*Guide Price
£190,000+

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 St. John's Park are within easy reach. Transport links are provided by Burges Hill 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
Separate WC

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

EPC Rating D



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LOT 22

5 Deweys Way, Gillingham, Dorset SP8 4BW

*Guide Price
£80,000+

A Vacant Two Bedroom Semi Detached House

Tenure
Freehold

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

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

EPC Rating D

Accommodation
Ground Floor
Reception Room
Kitchen
WC

First Floor
Two Bedrooms
Bathroom

Total G.I.A Approx 904 sq ft

Exterior
The property benefits from both front and rear gardens.











LOT 22A

6 Week Completion Available

107 Bayford Road, Littlehampton, West Sussex BN17 5HW

*Guide Price
£170,000+

A Vacant Five 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 Beach Green are within easy reach. Transport links are provided by Littlehampton rail station.

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

EPC Rating E

Accommodation
Ground Floor
Through Reception Room
Kitchen
Utility Room

First Floor
Three Bedrooms
WC

Second Floor
Two Bedrooms
Bathroom

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











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LOT 22B

26 Northmead Road, Slough, Berkshire SL2 1TR

*Guide Price
£60,000+

A Vacant Ground Floor Two Bedroom Maisonette in Need of Refurbishment

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

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

EPC Rating C

Tenure
Leasehold. The property is held on a 99 year lease from 1st October 1981 (thus approximately **53 years unexpired**).

Accommodation
Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

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



LOT 23

6 Week Completion Available or Earlier if Required

31 Collett Road, Hemel Hempstead, Hertfordshire HP1 1HY

*Guide Price
£350,000+

A Vacant Three Bedroom Mid Terrace House. Offered With Planning Permission for Three Single Storey 6m Rear Extensions and a Loft Conversion with a Rear Dormer

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

Planning
Dacorum Borough Council granted the following planning permissions: (ref: 26/01244/HPA) on 31st July 2026 : '2 no. single storey rear extensions measuring 6.00 m deep with a maximum ridge height of 3.00 metres and a maximum eaves height of 3.00 metres'. (ref: 26/01503/HPA) on 4th September 2026 : 'Single storey rear extension measuring 6m deep with a maximum ridge height of 3m and maximum eaves height of 3m'. (ref: 26/01245/LDP) on 14th September 2026 : 'Loft conversion with rear dormer, single storey rear extension'.

Tenure
Freehold

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.



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LOT 23A

6 Week Completion Available

85 Albert Street, Wigan, Lancashire WN5 9DR

*Guide Price
£50,000+

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 Alexandra Park are within easy reach. Transport links are provided by Pemberton rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen/Diner
Utility Room

First Floor
Two Bedrooms
Bathroom

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

EPC Rating D











LOT 24

37 Cowper Road, Wimbledon, London SW19 1AA

*Guide Price
£180,000+

A Vacant Ground 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 Haydons Road Recreation Ground are within easy reach. Transport links are provided by Wimbledon underground station (District line) and Haydons Road 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 99 year lease from 1st January 1972 (thus approximately **44 years unexpired**).

Accommodation
Ground Floor
Open Plan Kitchen/Diner
Two Bedrooms
Bathroom

Exterior
The property benefits from a large garage and private rear garden

EPC Rating C











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LOT 24A

6 Week Completion Available or Earlier if Required

83 Dugdale Hill Lane, Potters Bar, Hertfordshire EN6 2DR

***Guide Price**

£340,000+



A Vacant Two Bedroom Detached Bungalow in Need of Modernisation. Plans have been Submitted for an 8m Single Storey Rear Extension, a 4m Rear and Loft Conversion and a 3.5m Rear Extension to Connect the Garage.

Tenure
Freehold

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

Description
The property comprises a two bedroom detached bungalow.

Planning
The following planning applications have been submitted to Hertsmere Council - (ref: 26/1512/PD42) on 20th October 2026 : 'Demolition of existing conservatory to facilitate construction of single storey rear extension Depth: 8.00m, Height: 2.70m, Eaves: 2.70m'.

(ref: 26/1513/HSE) on 20th October 2026 : 'Single-storey rear extension to include connection to the existing detached garage and conversion to habitable space'.

(ref: 26/1516/CLP) on 20th October 2026 : 'Conversion of loft to habitable space with side and rear dormer; single storey rear extension. Certificate of Lawful Development (Proposed)'.

A decision for these applications is pending. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned application. Buyers must rely on their own enquiries with regard to any development potential, permissions required and previous planning history in respect of this site.

Accommodation
Ground Floor
Reception Room
Kitchen
Two Bedrooms
Conservatory
Bathroom
Separate WC

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

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 25

Flat 5 1 Borough Hill, Croydon, Surrey CR0 4LP

*Guide Price
£50,000+

A Vacant First Floor Studio Flat in Need of Modernisation

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

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

Tenure
Leasehold. The property is held on a 125 year lease from 29th September 2015 (thus approximately **114 years unexpired**).

Accommodation
First Floor
Studio Room
Bathroom

Exterior
The property benefits from an outbuilding.

EPC Rating C







LOT 25A

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

*Guide Price
£275,000+

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.











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LOT 25B | 88 Bridgewater Road, Wembley, Middlesex HA0 1AP

*Guide Price
£350,000+

A Vacant Three Bedroom End of Terrace House

Tenure
Freehold

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

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a paved front garden and a rear garden.







Next auction: 9th December & 10th December

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Auction House LONDON

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LOT **26**

8 Week Completion Available

42 Bayston Road, Stoke Newington, London N16 7LT

***Guide Price**

£800,000+









A Vacant Freehold Four Bedroom Mid Terrace House. Offered with Planning Permission for a Rear Loft Extension to Create an Additional Bedroom. Potential for Conversion to an HMO (Subject to Obtaining all Relevant Consents) .

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

Planning
Hackney Borough Council granted the following planning permission (ref: 2026/1420
) on 3rd September 2026: 'Conversion of small HMO (C4) to a single dwellinghouse (C3) and the erection of a rear dormer roof extension above rear outrigger'.

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

Accommodation
Lower Ground Floor
Cellar
Storage Space

Ground Floor
Reception Room
Kitchen
Bedroom

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.

Proposed Accommodation
Lower Ground Floor
Cellar
Storage Space

Ground Floor
Reception Room
Kitchen
Bedroom

First Floor
Three Bedrooms
Bathroom

Second Floor
Bedroom with En-Suite

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LOT 26A

Flat 36 105 Hallam Street, Marylebone, London W1W 5HD

*Guide Price
£975,000+

A Well Located Second Floor Three Bedroom Flat Let to HCA Limited Trading as The Portland Hospital Producing £50,049.48 Per Annum

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

Location
The property is situated in the highly sought after area of Marylebone. Close to local shops and amenities. The open spaces of Regent's Park are within easy reach. Transport links are provided by Regent's Park underground station (Bakerloo line) and Marylebone rail station.

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

EPC Rating C

Accommodation
Second Floor
Reception Room
Kitchen
Three Bedrooms (One with En-Suite)
Shower Room

Exterior
The property benefits from lifts and a porter.

Tenancy
The property is subject to a lease to HCA Limited t/a The Portland Hospital for a term of five years commencing 7th July 2023 at a rent of £4,170.79 per calendar month. Annual RPI linked reviews.

Note
We are advised by the Vendor that the property that if let at market rent, the property would rent for £7,000 per calendar month. Reflecting a gross initial yield of 8.6%. Buyers must rely on their own enquiries.







LOT 27

6 Week Completion Available

351 Luton Road, Chatham, Kent ME4 5BJ

*Guide Price
£80,000+

A Two Bedroom Mid Terrace House Subject to a Periodic Tenancy Producing £9,100 Per Annum

Tenure
Freehold

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

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

EPC Rating D

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.

Tenancy
The property is subject to a Periodic Tenancy for a term of 12 months commencing 10th December 2020 at a rent of £9,100 per annum (Holding Over).



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LOT 27A

6 Week Completion Available

6 Newbridge Road, Bristol, Avon BS4 4DH

*Guide Price
£100,000+

A Vacant Two 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 Netham Park Pavilion are within easy reach. Transport links are provided by Lawrence Hill rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.

EPC Rating D











LOT 27B

32 Coxs Way, Arlesey, Bedfordshire SG15 6TF

*Guide Price
£110,000+

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 Fairfield Park are within easy reach. Transport links are provided by Arlesey rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom
Separate WC

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

EPC Rating D



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LOT 28

45 West Hill, Epsom, Surrey KT19 8JN

*Guide Price
£180,000+

A Vacant Two Bedroom Detached House in Need of Modernisation

Tenure
Freehold

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

Description
The property comprises a Grade II Listed two bedroom detached house arranged over ground and first floors.

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Bathroom

First Floor
Two Bedrooms

Exterior
The property benefits from a rear garden.

EPC Rating E



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LOT 28A

38 Gunnersbury Avenue, Acton, London W5 4HA

***Guide Price**
£1,050,000+









A Vacant Four Bedroom Detached House. Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

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

Accommodation
Ground Floor
Three Reception Rooms
Kitchen
Conservatory
Utility Room
WC

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

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

Exterior
The property benefits from a garage

Joint Auctioneers

LDN/INVESTMENTS
T: 020 7118 0844 E: daniel@ldninvestments.com

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LOT 29

84 North Circular Road, Neasden, London NW10 0QS

*Guide Price
£200,000+

A Five Room Semi Detached HMO Part Let Producing £10,800 Per Annum

Tenure
Freehold

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

Description
The property comprises a five room semi detached HMO arranged over ground and two upper floors.

EPC Rating C

Accommodation
Ground Floor
Two Kitchens (One Communal)
Two Letting Rooms
Two Bathrooms

First Floor
Two Letting Rooms
Two Kitchens
Bathroom

Second Floor
Letting Room with Kitchenette
Bathroom

Tenancy
One letting room is subject to a Periodic Tenancy at a rent of £900 per calendar month.



LOT 29A

6 Week Completion Available

54 Quantock, Chichester Road, Southend-on-Sea, Essex SS2 5AH

*Guide Price
£50,000+

An Eighth Floor Two Bedroom Flat in Need of Modernisation Subject to a Periodic Tenancy Producing £7,800 Per Annum

Tenure
Leasehold. The property is held on a 125 year lease from 4th March 1991 (thus approximately **89 years unexpired**).

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

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

Accommodation
Eighth Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Tenancy
The property is subject to a Periodic Tenancy at a rent of £650 per calendar month.

Note
A formal notice has been served to increase the rent to £875pcm by the 6th January 2027



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LOT 30

33 Manor Court, York Way, Whetstone, London N20 0DR

*Guide Price
£120,000+

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 Bethune Park are within easy reach. Transport links are provided by Totteridge & Whetstone Station underground station (Northern line) and New Southgate rail station.

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

Tenure
Leasehold. The property is held on a 99 year lease from 25th March 1975 (thus approximately **47 years unexpired**).

Accommodation
Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior
The block benefits from off street parking on a first come first serve basis.









LOT 30A

Flat 5, 62 Coombe Road, Croydon, Surrey CR0 5SG

*Guide Price
£75,000+

A Vacant Second Floor One Bedroom Flat in Need of Modernisation

Tenure
Leasehold. The property is held on a 125 year lease from 20th August 1980 (thus approximately **78 years unexpired**).

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

Exterior
The property benefits from allocated parking.

EPC Rating D



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LOT 31

13 Grummant Road, Peckham, London SE15 5NQ

*Guide Price
Withdrawn

A Vacant Five Bedroom Semi Detached Fully Licensed HMO. Planning Permission was Previously Granted for a Three Storey Rear and Side Extension and a Single Storey Rear Extension to Convert the Property into Three Flats (Now Lapsed)

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 Peckham Rye rail station.

Description
The property comprises a five bedroom semi-detached house arranged over lower ground, ground and first floors.

Planning
Southwark Borough Council previously granted the following planning permission (ref: 16/AP/1097) on 18th May 2016 : 'Erection of three storey rear and side and single storey rear extension to existing 3 storey house to accommodate conversion into 3 flats (comprising 2 x 2 bed & 1 x 1 bed)'. Planning has now lapsed.

Tenure
Freehold

Accommodation
Lower Ground Floor
Two Bedrooms
Kitchen

Ground Floor
Two Reception Rooms
Bathroom

First Floor
Three Bedrooms

Exterior
The property benefits from a rear garden.







LOT 31A

Flat 5 Richmond Rise, 25-27 Richmond Park Road, Bournemouth, Dorset BH8 8TT

*Guide Price
£80,000-£100,000

A First Floor One Bedroom Flat Subject to a Periodic Tenancy Producing £10,200 Per Annum

Tenure
Leasehold. The property is held on a 999 year lease from 25th December 2020 (thus approximately **993 years unexpired**).

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

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

Accommodation
First Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior
The property benefits from allocated parking.

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

EPC Rating D











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LOT 32

17 Cotswold Close, Eastbourne, East Sussex BN23 8HH

*Guide Price
£235,000+

A Vacant Four Bedroom 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 Shinewater Park are within easy reach. Transport links are provided by Pevensey Bay rail station.

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

Accommodation
Ground Floor
Through Reception Room
Kitchen
Conservatory
WC

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

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











LOT 33

18 Walpole Street, York, North Yorkshire YO31 8NN

*Guide Price
£80,000+

A Vacant Two 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 Clarence Gardens are within easy reach. Transport links are provided by York 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 (removed)
Room

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.



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LOT 34

87 Hamlin Lane, Exeter, Devon EX1 2SE

*Guide Price
£225,000+

A Vacant Three Bedroom Semi Detached 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 Heavitree Pleasure Ground are within easy reach. Transport links are provided by Polsloe Bridge 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.



LOT 34A

25 Fairfield Avenue, Grays, Thurrock RM16 2LU

*Guide Price
£250,000+

A Vacant Three Bedroom Semi Detached Chalet Bungalow in Need of Refurbishment. Potential for Extension (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

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

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

Accommodation
Ground Floor
Reception Room
Kitchen/Diner
Bedroom
Bathroom

First Floor
Two Bedrooms

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

EPC Rating D



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LOT 35

4 New Buildings, Well Street, Exeter, Devon EX4 6JD

*Guide Price
£75,000+

A Vacant One Bedroom Mid Terrace House in Need of Refurbishment. Potential For A Rear Extension and To Convert into a Two 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 Belmont Park Exeter are within easy reach. Transport links are provided by St James Park rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Bedroom
Bathroom

Exterior
The property benefits from front and rear gardens, together with an additional parcel of land situated to the front of the property.











LOT 35A

Flat 4 Wendover House, 141 Palmerston Road, Wood Green, London N22 8QY

*Guide Price
£75,000+

A Vacant Ground Floor One Bedroom Flat

Tenure
Leasehold. The property is held on a 125 year lease from 25th December 1961 (thus approximately **60 years unexpired**).

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

EPC Rating C

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

Accommodation
Ground Floor
Bedroom
Reception Room with Open Plan Kitchen
Bathroom



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LOT 36

30 Monks Road, Exeter, Devon EX4 7AZ

*Guide Price
£200,000+

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.











LOT 36A

Land at 43 Ladbrooke Crescent, Sidcup, Kent DA14 4RU

*Guide Price
£55,000+

A Plot of Land Measuring Approximately 217 sq m (2,337 sq ft). Offered With Planning Permission for the Erection of a Three Bedroom House

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

Description
The lot comprises a plot of land measuring approximately 217 sq m (2,337 sq ft).

Planning
Bexley Borough Council granted the following planning permission (ref: 25/00371/FUL) on 25th June 2025 : 'Erection of a detached two-storey dwelling with refuse storage and parking to the front'.

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.







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LOT 37

The Chapel, Harold Road, Clacton-on-Sea, Essex CO15 6AJ

*Guide Price
£135,000+

A Vacant Two Bedroom Detached Former Chapel 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. The open spaces of Clacton Beach are within easy reach. Transport links are provided by Clacton-on-Sea rail station.

Description
The property comprises a two bedroom detached former chapel arranged over ground and first floors.

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a garden.









LOT 37A

Flat 8, 23-25 St Andrews Road, Southsea, Hamphsire PO5 1EP

*Guide Price
£80,000+

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

Note
Please note that the management pack refers to proposed section 20 workings being carried out to the exterior and common parts of the building of which the property forms part.

We understand these works have now begun and confirm that he current years service charge demands include contributions to the 'reserve fund' to cover the property's share of those costs, which have been paid in full.

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

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

Accommodation
Second Floor
Reception Room
Kitchen
Bedroom
Bathroom

G.I.A Approximately 39 sq m (419 sq ft)







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LOT 38

5 The Circle, Tilbury, Essex RM18 7RS

*Guide Price
£200,000+

A Vacant Two 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 Koala Park are within easy reach. Transport links are provided by Tilbury Town rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Two Bedrooms
Bathroom
Separate WC

Exterior
The property benefits from both front and rear gardens.

EPC Rating C











LOT 38A

Land Adjacent to 5 The Circle, Tilbury, Essex RM18 7RS

*Guide Price
£50,000+

A Plot of Land Measuring Approximately 187 sq m (2,013 sq ft)

Tenure
Freehold

Description
The lot comprises a plot of land measuring approximately 187 sq m (2,013 sq ft). Plans have been drawn up for the erection of detached dwelling. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

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







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LOT 39

3 Pagitt Street, Chatham, Kent ME4 6RF

*Guide Price
£60,000+

A Vacant Three Bedroom Mid Terrace House in Need of Refurbishment. Potential for 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 Victoria Gardens are within easy reach. Transport links are provided by Chatham rail station.

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

Accommodation
Lower Ground Floor
Large Basement

Ground Floor
Two Reception Rooms
Kitchen
Utility Room

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.







LOT 39A

15 Black Horse Parade, High Road, Eastcote, Pinner, Hillingdon HA5 2EN

*Guide Price
£95,000+

A Vacant Second Floor Two Bedroom Flat

Tenure
Leasehold. The property is held on a 99 year lease from 25th December 1965 (thus approximately **38 years unexpired**).

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

EPC Rating C

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

Accommodation
Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior
The property benefits from a garage.



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LOT 40

187 Charlemont Road, East Ham, London E6 6AG

*Guide Price
£230,000+

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.





LOT 40A

37B Berrymede Road, Acton, London W4 5JE

*Guide Price
£175,000+

A Vacant Lower 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 Southfield Recreation Ground are within easy reach. Transport links are provided by Chiswick Park underground station (District line), South Acton overground station and Shepherd's Bush rail station.

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

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

Accommodation
Lower Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom
G.I.A Approx 420 sq m

Exterior
The property benefits from a private rear garden.

EPC Rating C











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LOT 41

38 Rochester Drive, Watford, Hertfordshire WD25 9BJ

*Guide Price
Withdrawn

A Vacant Second Floor One Bedroom Flat

Tenure
Leasehold. The property is held on a 96 year lease from 1st October 1995 (thus approximately **66 years unexpired**).

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

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

Accommodation
Second Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior
The property benefits from off street parking.

EPC Rating C











LOT 41A

45A Ulverscroft Road, East Dulwich, London SE22 9HF

*Guide Price
£295,000+

A Vacant Ground Floor One Bedroom Flat

Tenure
Share of Freehold

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

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

Accommodation
Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior
The property benefits from a private garden.



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LOT 42

46 Downs Road, Luton, Bedfordshire LU1 1QR

***Guide Price**
£210,000+









A Mid Terrace Building Arranged to Provide a Five Room Fully Licensed HMO and Two Self-Contained Studio Flats Part Let Producing £29,880 Per Annum (Reflecting a 14% Yield on the Guide Price)

Tenure
Freehold

Description
The property comprises a mid terrace building arranged to provide a five room fully licensed HMO and two self-contained studio flats.

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

Note
The seller has advised that the property could produce £40,800 once fully occupied.

The seller has also advised that the tenant in Room 2 is paid weekly for cleaning the property, with the cost deducted from the rent payable.

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
Studio Flat	Lower Ground	Studio Flat - Not Inspected	Subject to a Periodic Tenancy commencing 1st February 2026	£7,080 Per Annum
Studio Flat	Ground	Studio Flat - Not Inspected	Subject to a Periodic Tenancy commencing 27th March 2026	£6,420 Per Annum
Letting Room 1	First	Room with En-Suite	Subject to a Periodic Tenancy commencing 16th July 2011	£5,460 Per Annum
Letting Room 2	First	Room with En-Suite	Subject to a Periodic Tenancy commencing 12th November 2021	£5,460 Per Annum
Letting Room 3	First	Room with En-Suite	N/A	Vacant
Letting Room 4	First	Room with En-Suite	Subject to a Periodic Tenancy commencing 14th December 2020	£5,460 Per Annum
Letting Room 5	First	Room with En-Suite	N/A	Vacant

Current Rent Reserved £29,880 Per Annum

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LOT 42A

12 Week Completion Available

20 Hide Road, Harrow, Middlesex HA1 4SF

*Guide Price
£380,000+

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 Harrow Recreation Ground are within easy reach. Transport links are provided by West Harrow underground station (Metropolitan line) and Harrow-on-the-Hill rail station.

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
WC

First Floor
Three Bedrooms
Bathroom

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

EPC Rating D











LOT 43

4 Bonython Drive, Grampound, Truro, Cornwall TR2 4RL

*Guide Price
£120,000+

A Vacant Three Bedroom Detached Bungalow 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 Probus Park are within easy reach. Transport links are provided by St Austell rail station.

Description
The property comprises a three bedroom detached bungalow.

Accommodation
Ground Floor
Reception Room
Kitchen
Three Bedrooms (One with En-Suite)
WC

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

EPC Rating C











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LOT 43A

10A Brook Mews, High Road, Chigwell, Essex IG7 6PB

*Guide Price
£335,000+

A Vacant Split-Level First, Second and Third Floor Five Bedroom Flat

Tenure
Leasehold. The property is held on a 125 year lease from 25th March 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 The Green are within easy reach. Transport links are provided by Chigwell underground station (Central line).

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

EPC Rating D

Accommodation
First Floor
Bedroom
Bathroom

Second Floor
Kitchen
Two Bedrooms
Two Private Terraces

Third Floor
Two Bedrooms (one with en suite)
Bathroom

Exterior
The property benefits from a private roof terrace



LOT 44

6 Week Completion Available

16 Lakeside Place, London Colney, St. Albans, Hertfordshire AL2 1PZ

*Guide Price
£70,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure
Leasehold. The property is held on a 99 year lease from 2nd February 1979 (thus approximately **51 years unexpired**).

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Broad Colney Lakes Nature Reserve are within easy reach. Transport links are provided by How Wood rail station and the M25.

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

Accommodation
Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom



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LOT 44A

2 Franklyn Court, Edinburgh Place, Cheltenham, Gloucestershire GL51 7SF

*Guide Price
£15,000+

A Vacant Second Floor Two Bedroom Flat

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of King George V Playing Field are within easy reach. Transport links are provided by Cheltenham Spa rail station.

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

EPC Rating E

Tenure
Leasehold. The property is held on a 125 year lease from 19th June 2015 (thus approximately **113 years unexpired**).

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

Exterior
The property benefits from allocated parking.











LOT 45

Flat 92 Sleaford House, Fern Street, Tower Hamlets, London E3 3PZ

*Guide Price
£120,000+

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

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 three bedroom split level flat situated within a purpose built block arranged over ground and nineteen upper floors.

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

Accommodation
Seventeenth Floor
Reception Room with Open-Plan Kitchen
Bedroom

Eighteenth Floor
Two Bedrooms
Bathroom
Separate W/C

EPC Rating C











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LOT 45A

Flat 94 Sleaford House, Fern Street, Tower Hamlets, London E3 3PZ

*Guide Price
£120,000+

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

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 three bedroom split level flat situated within a purpose built block arranged over ground and nineteen upper floors.

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

Accommodation
Seventeenth Floor
Reception Room with Open-Plan Kitchen
Bedroom

Eighteenth Floor
Two Bedrooms
Bathroom
Separate W/C

EPC Rating C











LOT 46

59 Telford Road, Bexley, London SE9 3RE

*Guide Price
£465,000+

A Vacant Seven Room 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 Old Farm Park are within easy reach. Transport links are provided by New Eltham rail station.

Description
The property comprises a seven room semi detached house arranged over ground and first floors.

Accommodation
Ground Floor
Five Rooms
Bathroom
Separate WC

First Floor
Two Rooms

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











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LOT 46A

31 Cody Close, Wallington, Surrey SM6 9EW

*Guide Price
£90,000+

A Vacant Ground Floor One Bedroom Flat in Need of Modernisation

Tenure
Leasehold. The property is held on a 990 year lease from 24th June 1981 (thus approximately **945 years unexpired**).

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

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

Accommodation
Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

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

EPC Rating C



LOT 47

By Order of the LPA Receivers

16C Bury Street, Edmonton, London N9 7LB

*Guide Price
Withdrawn

A First Floor Two Bedroom Flat Subject to a Periodic Tenancy Producing £19,200 Per Annum

Tenure
Leasehold. The property is held on a 99 year lease from 29th September 1977 (thus approximately **50 years unexpired**).

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

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

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

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

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

EPC Rating D









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LOT 47A

86 Lytham Road, Urmston, Manchester, Trafford M41 6NJ

*Guide Price
£140,000+

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 Lytham Road Park are within easy reach. Transport links are provided by Flixton 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
Separate WC

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

EPC Rating C



LOT 48

16 Newcome Road, Portsmouth, Hampshire PO1 5DU

*Guide Price
£100,000+

A Vacant Five Room Mid Terrace House in Need of Modernisation. Potential to Convert into an HMO (Subject to Obtaining all Relevant Consents)

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

Description
The property comprises a five room mid terrace house arranged over ground and first floors. There is potential for the property to be converted into an HMO (subject to obtaining all relevant consents)

Tenure
Freehold

Accommodation
Ground Floor
Two Rooms
Bathroom
Kitchen

First Floor
Three Rooms

EPC Rating D











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LOT 48A

147 Cross Street, Arnold, Nottingham, Nottinghamshire NG5 7AT

*Guide Price
£60,000+

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 Queens Bower Recreation Ground are within easy reach. Transport links are provided by Bulwell rail station.

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear yard.

EPC Rating E



LOT 49

6 Perth Road, Wood Green, London N22 5RB

*Guide Price
£350,000+

A Vacant Three Bedroom Mid Terrace House in Need of Refurbishment

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

97 Roedale Road, Brighton, East Sussex BN1 7GD

*Guide Price
£330,000+

A Vacant Five Bedroom Semi Detached Fully Licensed HMO. 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 Preston Park are within easy reach. Transport links are provided by London Road rail station.

Description
The property comprises a five bedroom semi detached HMO arranged over lower ground, ground and first floors.

Exterior
The property benefits from a rear garden.

EPC Rating D

Accommodation
Lower Ground Floor
Basement Rooms

Ground Floor
Reception Room
Kitchen
Two Bedrooms

First Floor
Three Bedrooms
Bathroom
Separate WC

Note
Previously investment let at £38,340 PA as a HMO









Next auction: 9th December & 10th December

We're now taking entries for this auction.

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

For further information please call Auction House on 020 7625 9007 or email: info@auctionhouselondon.co.uk or

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Auction House LONDON

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Auction House LONDON



Lots 50 - 65

Next Page >>>

LOT 50

127 Putney Bridge Road, Putney, London SW15 2PA

*Guide Price
£290,000+

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

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Auction House LONDON

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LOT 51

6 Week Completion Available

80 Lower Addiscombe Road, Croydon, Surrey CR0 6AB

*Guide Price
£400,000+

A Mixed Use End of Terrace Building Arranged to Provide a Ground Floor Retail Unit and Two Split Level Flats Fully Let Producing £51,000 Per Annum (Reflecting a Gross Initial Yield of 12.75% on the Guide Price).

Tenure
Freehold

Description
The property comprises a mixed use end of terrace building arranged to provide a ground floor retail unit and two flats (1 x two bedroom, 1 x three bedroom).

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







Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
80 Lower Addiscombe	Ground Floor	Retail Unit	Subject to a lease for a term of 15 years commencing 29th September 2017	£15,000 Per Annum
Flat 1, 80 Lower Addiscombe	Lower Ground and Ground Floor	Two Bedroom Flat	Subject to a Periodic Tenancy from 4th July 2026	£16,200 Per Annum
Flat 2, 80 Lower Addiscombe	First, Second and Third Floor	Three Bedroom Flat	Subject to a Periodic Tenancy from 1st August 2026	£19,800 Per Annum

Current Rent Reserved Combined £51,000 Per Annum

LOT 52

6 Week Completion Available

115 Lower Addiscombe Road, Croydon, Surrey CR0 6PU

*Guide Price
£390,000+

A Mixed Use Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit and Two Flats on the Upper Floors Fully Let Producing £48,800 Per Annum (Reflecting a Gross Initial Yield of 12.5% on the Guide Price).

Tenure
Freehold

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

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







Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
115 Lower	Ground	Retail Unit	Subject to a lease for a term of 12 years commencing 1st October 2020	£20,000 Per Annum
Flat 2, 115	First	One Bedroom Flat	Subject to a Periodic Tenancy for a term of 2 years commencing 19th June 2025	£14,400 Per Annum
Flat 3, 115	Second	One Bedroom Flat	Subject to a Periodic Tenancy for a term of 2 years commencing 20th June 2025	£14,400 Per Annum

Current Rent Reserved Combined £48,800 Per Annum

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LOT 53

12-14 Frederick Street, Luton, Bedfordshire LU2 7QW

***Guide Price**
£510,000+









A Vacant Development Site Arranged to Provide Multiple Commercial Buildings. Offered With Planning Permission to Convert into Five Houses (3 x Two Bedroom and 2 x Three Bedroom). Plans have also been drawn up for a Seventeen Bedroom HMO.

Planning
Luton Borough Council have given prior approval (ref: 26/00410/PAEDWE) on 10th July 2026 : 'Request for a determination as to whether prior approval is required under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 - Change of use of light industrial (Use Class E(g)(iii)) to residential (Use Class C3). creation of 5 self-contained units'.

Tenure
Freehold

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

Description
The property comprises a development site arranged to provide multiple commercial buildings.



Proposed Accommodation

Property	Floor	Accommodation
12 Frederick St	Ground and First	Reception Room with Open-Plan Kitchen, Two Bedrooms, Bathroom
14 Frederick St	Ground and First	Reception Room with Open-Plan Kitchen, Two Bedrooms, Bathroom
Rear Dwelling 1	Ground and First	Reception Room, Kitchen, WC, Three Bedrooms, Bathroom
Rear Dwelling 2	Ground and First	Reception Room with Open-Plan Kitchen, WC, Three Bedrooms (one with En-Suite), Bathroom
Rear Dwelling 3	Ground and First	Reception Room, Kitchen, Bathroom, Two Bedrooms Bathroom

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 54

160 & 160a Cromwell Road, Rushden, Northamptonshire NN10 0EF

***Guide Price**
£150,000+



A Vacant Mixed Use Corner Building Arranged to Provide a Two Bedroom House with a Ground Floor Commercial Unit to the Rear. Potential for Development (Subject to Obtaining all Relevant Consents)

Description
The property comprises a mixed use corner building arranged to provide a two bedroom house with a ground floor commercial unit to the rear. Plans have been drawn up for the erection of 3 x ground floor one bedroom flats and 2 x first floor one bedroom flats. 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

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

Accommodation
Commercial
Ground Floor
Commercial Space
Two Office Rooms
Kitchen
Storage Rooms
WC's

VAT
VAT is applicable

Residential
Ground Floor
Reception Room

First Floor
Kitchen
Two Bedrooms
Bathroom
Utility Area

Total G.I.A Approx 177 sq m (1,906 sq ft)

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LOT 55

Advertising Hoarding at 245, Lillie Road, Hammersmith and Fulham, London SW6 7LN

***Guide Price**
£75,000+









An Income Producing Investment Comprising a Well Located Advertising Hoarding on a Flank Wall Let to JCDecaux UK Ltd at £11,500 Per Annum, Reflecting a 15.33% Yield (Based on the Guide Price)

Tenure
Important registration information: The leasehold title being sold is not currently registered at HM Land Registry. An application to register the lease was submitted but has since been cancelled by HM Land Registry following correspondence regarding outstanding registration issues. The position remains unresolved, and any further application will be subject to satisfying HM Land Registry's requirements. The successful buyer will acquire the unregistered leasehold interest and will need to take account of the outstanding registration issues and any further steps required to secure registration.

Tenancy
The advertising hoarding is let to JCDecaux UK Limited by way of a renewal lease for a term of 10 years commencing 19 August 2024, at a current passing rent of £11,500 per annum, payable quarterly. Prospective buyers are advised to inspect the legal pack for full covenants, user restrictions,

Location
Situated on the south side of Lillie Road near its junction with Pellant Road, adjacent to Sir John Lillie Nursery and Primary School within the London Borough of Hammersmith and Fulham. Lillie Road forms part of the A3218, running west from West Brompton (District Line and London Overground services) towards Fulham Palace Road (A219), intersecting with North End Road and Munster Road. The immediate vicinity comprises a mixed-use commercial and residential locality benefitting from substantial pedestrian and vehicular traffic.

Description
A long leasehold interest comprising the flank wall of a mixed-use building arranged over ground and two upper storeys. The wall accommodates an established commercial advertising structure operating since 2002 as a 48-sheet digital advertising display (having historically operated as an Ultra Vision rotating display and a scroller unit prior to digital conversion in 2018).

Current Rent Reserved £11,500 per annum

Note
The leaseholders of a residential flat within the building are currently investigating reports of dampness and are in correspondence with the occupational tenant to ascertain whether any remedial works or temporary removal/adjustment of the advertising apparatus is required. This matter is ongoing, and any prospective purchaser will acquire the property subject to this ongoing dialogue and any associated tenant obligations or liabilities.

Pursuant to the Estate Agents Act 1979 and relevant auction conduct rules, notice is hereby given that one or more directors of Auction House London hold a disclosable pecuniary or beneficial interest in this lot.

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LOT 55A

6 Week Completion Available or Earlier if Required

3 The Quay, Brixham, Torbay TQ5 8AW

*Guide Price
£80,000+

A Mixed Use Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit and a Two Bedroom Flat on the Upper Floors in Need of Modernisation

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Brixham Harbour are within easy reach. Transport links are provided by Kingswear rail station and the A3022.

Description
The property comprises a mixed use mid terrace building arranged to provide a ground floor retail unit and a two bedroom flat on the upper floors.

Note
The property is currently let for £15,290 per annum, the tenant has served notice to vacate the property on 15th November 2026.

Tenure
Freehold

Accommodation
Ground Floor
Retail Unit
G.I.A Approx 200 sq m

First Floor
Two Reception Rooms
Kitchen
Bathroom

Second Floor
Two Bedrooms

Third Floor
Attic Room

Exterior
The property benefits from a rear courtyard.



LOT 56

207 Belsize Road, Camden, London NW6 4AA

*Guide Price
£250,000+

A Ground and Lower Ground Floor Retail/Offices Unit Fully Let Producing £30,000 Per Annum. (Reflecting a Gross Initial Yield of 12%). Potential to Convert into Residential Use (Subject to Obtaining all Relevant Consents)

Tenure
Leasehold. The property is held on a 125 year lease from 29th September 1994 (thus approximately **93 years unexpired**).

Location
The property is situated on a mixed use parade close to local shops and amenities. The open spaces of Kilburn Grange Park are within easy reach. Transport links are provided by Kilburn Park/Maida Vale underground stations (Bakerloo line) and Kilburn High Road/ South Hampstead overground stations.

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

Accommodation
Lower Ground Floor
Offices
Kitchen
Storage Space
WC
G.I.A Approximately 550 sq ft

Ground Floor
Retail Unit
G.I.A Approximately 650 sq ft

Tenancy
The property is subject to a lease for a term of 12 years commencing 15th June 2025 at a rent of £30,000 per annum. Landlord has a 6-month rolling option to break.



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LOT 57

92 Oxford Road, Reading, Berkshire RG1 7LJ

*Guide Price
£485,000+

A Mixed Use Mid Terrace Building Arranged to Provide a Ground Floor Shop and Two Flats on the Upper Floors Fully Let Producing £48,000 Per Annum (Reflecting a Gross Initial Yield of 9.9% on the Guide Price)

Location
The property is situated on a mixed use road in Reading city centre close to local shops and amenities. The open spaces of Prospect Park are within easy reach. Transport links are provided by Reading rail station.

Description
The property comprises a mixed use mid terrace building arranged to provide a ground floor shop and two flats on the upper floors.

Tenancy
The shop is let at a rent of £24,000 per annum.
Both flats are subject to Periodic Tenancies at a combined rent of £24,000 per annum.

Tenure
Freehold

Accommodation
Ground Floor
Retail Unit

First Floor
Reception Room
Kitchen
Bedroom
Bathroom

Second Floor
Reception Room
Kitchen
Bedroom
Bathroom



LOT 58

16 High Street, Hythe, Southampton, Hampshire SO45 6AH

*Guide Price
£115,000+

A Ground Floor Commercial Unit Let Producing £12,000 Per Annum. (Reflecting a Gross Initial Yield of 10.4% on the Guide Price). Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

Location
The property is situated on a mixed use road close to local shops and amenities. Nearby multiples include Domino's Pizza, Waitrose and Boots. The open spaces of Hythe Pier are within easy reach. Transport links are provided by Beaulieu Road rail station.

Description
The property comprises a ground floor commercial unit situated within a mid terrace building arranged over ground and first floors. The property benefits from front and rear access.

Accommodation
Ground Floor
Commercial Unit
Kitchen
WC
G.I.A Approx 58 sq m

Exterior
The property benefits from one parking space to the rear.

Tenancy
The property is subject to a lease for a term of 5 years commencing 1st November 2026 at a rent of £1,000 per calendar month. We understand the current rent is £800 per calendar month for the first 3 months of the agreement.



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LOT 59

West Cliff Hall, Paragon, Ramsgate, Kent CT11 9JX

***Guide Price**
£1,495,000+









A Vacant 1914 Seafront Concert Hall on a Large Site of Approximately 3,057 sq m (32,907 sq ft) Overlooking Ramsgate's Royal Harbour Marina. Positive Pre-App for Nine Luxury Dwellings Comprising Conversion of the Hall into 7 Dwellings and 2 New Builds. (Subject to Obtaining all Relevant Consents)

Description
The lot comprises a vacant former concert hall dating from 1914, recognised as a non-designated heritage asset, on a large site of approximately 3,057 sq m (32,907 sq ft). The vendor has had a positive pre-app from Thanet District Council for the erection of nine dwellings comprising conversion of the hall into seven dwellings and two new homes within the courtyard, and a previous positive pre-app for an 89-room hotel. Drawings of the proposed plans are available for inspection upon request.

Location
The site occupies a prime seafront position on Ramsgate's West Cliff, overlooking the Royal Harbour and Marina – the UK's only Royal Harbour amid elegant Victorian and Edwardian terraces. Cafés, restaurants and independent shops are a short walk away, and Ramsgate rail station (approx. 0.7 miles) offers high-speed services to London St Pancras.

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

Tenure
Freehold

VAT
VAT is not applicable

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LOT 60

Ribchester House, Lancaster Road, Preston, Lancashire PR1 2QL

***Guide Price**
£450,000+









A Vacant Seven Storey Substantial Office Building Offered with Planning Permission to Convert to 36 Flats. Part of the Rooftop is Let to Telecommunication Companies at a Rent of £13,750 Per Annum

Tenure
Leasehold. The property is held on a 125 year lease from 2nd January 2008 (thus approximately **106 years unexpired**) at a ground rent of £33,000 Per Annum.

Planning
Preston City Council granted the following planning permissions:

ref: 06/2024/0608 on 1st August 2024: 'Prior notification submission for change of use from offices (Class E) to 8no. residential units (Class C3)'.

ref: 06/2023/0699 on 23rd June 2023: 'Prior notification submission for change of use from offices (Class E) to residential (up to 28 units) Class C'.

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

Description
The property comprises an office building arranged over ground and six upper floors.

Tenancy
Part of the roof top is subject to two tenancy agreements to telecommunication companies at an annual combined rent of £13,750 per annum

Accommodation
Ground Floor
Car Parking Space for 17 Cars

First, Second, Third, Fourth, Fifth and Sixth Floors
Office Space
WCs

Total G.I.A. Approximately 21,968 sq ft.

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 60A | 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 61

154 Central Drive & 1A & 2A Belmont Avenue, Blackpool, Lancashire FY1 5EA

*Guide Price
£210,000+

A Mixed Use Corner Building Comprising a Ground Floor Commercial Unit and Two Self Contained Flats to the Rear (1 x Four Bed & 1 x One Bed). Part Let Producing £13,100 Per Annum. The Vacant Flat Is Let on a Short Term Basis Generating an Income of Approx. £34,000 Per Annum.



Tenure
Freehold

Description
An end of terrace corner building arranged to provide a ground floor commercial unit (Barbers) and two self-contained flats to the ground and first floors to the rear. Both flats are accessed via Belmont Avenue.

Tenancy
The commercial unit is subject to an FRI lease at a rent of £5,000 per annum.
Flat 1A is operating as a holiday let and has turned over £34,000 in the last 12 months.
Flat 2A is subject to a Periodic Tenancy at a rent of £8,100 per annum.

Location
The property is situated in the heart of Blackpool within walking distance of the town centre and the beach. Transport links are provided by Blackpool North and Blackpool South rail stations.

Accommodation
154 Central Drive Ground Floor
Lock-Up Shop

1a Belmont Avenue Ground Floor
Reception Room
Bedroom with En-Suite
Kitchen

2a Belmont Avenue Ground Floor
Reception Room
Kitchen

2a Belmont Avenue First Floor
Four Bedrooms (one with En-Suite)

LOT 62

19 Red Street, Carmarthen, Dyfed SA31 1QL

*Guide Price
£50,000+

A Vacant Mid Terrace Building Arranged to Provide a Ground Floor Commercial Unit with First Floor Ancillary Space





Tenure
Freehold

Location
The property is situated in Carmarthen city centre close to local shops and amenities. Nearby multiples include Greggs, Clarks and M&S. The open spaces of Carmarthen Park are within easy reach. Transport links are provided by Carmarthen rail station.

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

Accommodation
Ground Floor
Retail Area
Utility Room
WC's

First Floor
Retail Area
Ancillary Rooms

Note
Warren James had occupied the property since 2016, with the previous lease producing a rental income of £33,000 per annum. The property is now to be sold with vacant possession, providing an opportunity for an owner occupier or investor to secure a prominent town centre retail premises.

We have also been advised that a dilapidations claim/schedule totalling £58,073.28 has been calculated in relation to the former tenancy. Prospective purchasers should refer to the legal pack and satisfy themselves as to the status, recoverability and benefit of any dilapidations claim.

The vendor has advised that Carmarthen council are offering a grant on this property of up to £50,000 to bring the property back to a lettable condition, please see legal pack for further information.

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 62A | Unit 3 64 Briggate, Brighouse, Calderdale HD6 1EF

*Guide Price
£10,000+

A Vacant Ground Floor Commercial Unit. Potential for Conversion to Residential (Subject to Obtaining all Relevant Consents).

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

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.

VAT
VAT is applicable

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

Accommodation
Ground Floor
Commercial Unit







Next auction: 9th December & 10th December

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LOT 63

Sandly Court, 39 Queens Road, Southport, Merseyside PR9 9EX

***Guide Price**
£290,000+









A Vacant Twenty Three Bedroom Semi Detached Former Care Home. Potential for Conversion or Redevelopment (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

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

Description
The property comprises a twenty three bedroom semi detached care home arranged over lower ground, ground and two upper floors.

EPC Rating C

Accommodation
Lower Ground Floor
Four Bedrooms (Two with En-Suite)
Office
Bathroom

Ground Floor
Two Reception Rooms
Kitchen
Four Bedrooms (One with En-Suite)
Office
Two WC's

First Floor
Reception Room
Eight Bedrooms (Four with En-Suites)
Two Bathrooms

Second Floor
Seven Bedrooms (One with En-Suite)
Bathroom
WC
Store Room

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

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LOT 64

Highfields Residential Care Home, Culver Street, Newent, Gloucestershire GL18 1JA

***Guide Price**
£490,000+









A Vacant Twenty Seven Bedroom Detached Former Care Home with a Two Bedroom Annex. 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 Newent Arboretum are within easy reach. Transport links are provided by Colwall rail station.

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

EPC Rating B

Accommodation
Ground Floor
Four Reception Rooms
Two Kitchens
Seven Bedrooms (Four with En-Suite)
Utility Room
Office
Storage Room
Spa Room
Bathroom
Two WCs

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

First Floor
Reception Room
Sixteen Bedrooms (Thirteen with En-Suite)
Two Storage Rooms
Bathroom
WC

Second Floor
Four Bedrooms (Two with En-Suite)
Room
WC

Annex
Reception Room
Kitchen
Two Bedrooms
Bathroom

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LOT **65**

12 Week Completion Available

Land to the East of Arthur Street, Crook, County Durham DL15 9DU

*Guide Price

£110,000-£170,000

A Substantial Plot of Land Measuring Approximately 0.95 Acres / 3,845 sq m (41,387 sq ft). Offered With Planning Permission for the Erection of Thirteen Residential Dwellings. Works have Commenced

Tenure
Freehold

Planning
Durham City Borough Council granted the following planning permissions:
(ref: 3/2005/0702) on 26th September 2005 : 'Residential development to provide 9 no. Houses with integral garages (resubmission)'.
(ref: DM/14/03786/VOC) on 10th February 2015 : 'Variation of condition 2 of planning permission 3/2005/0702 to allow amended site layout'.
(ref: DM/14/03115/FPA) on 16th October 2015 : 'Four dwellings'. Works have commenced. Please refer to the legal pack for the plans. The seller has advised all 13 houses are private. No social housing. No outstanding CIL or S.106 payments.

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

Description
The lot comprises a plot of land measuring approximately 0.95 Acres / 3,845 sq m (41,387 sq ft).

Note
The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact. Buyers should rely on their own enquiries with regard to precise measurements, any consents or rights over the land.









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LOT 65A | 15-17 Powis Street, Woolwich, London SE18 6HZ

*Guide Price
£900,000+

A Mid Terrace Commercial Building Arranged to Provide a Ground Floor Retail Unit and First and Second Floor Ancillary Space Fully Let Producing £40,000 Per Annum

Tenure
Freehold

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

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

Accommodation
Ground Floor
Retail Unit
G.I.A Approx 1,417 sq ft

First Floor
Ancillary Space
G.I.A Approx 938 sq ft

Second Floor
Ancillary Space
G.I.A Approx 471 sq ft

Tenancy
The property is subject to a lease for a term of 5 years commencing 25th March 2021 at a rent of £40,000 per annum (Holding Over).



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LOT 65B

709 Wimborne Road, Bournemouth, Dorset BH9 2AU

*Guide Price
Sold Prior

A Vacant Mid Terrace Building Arranged to Provide a Ground Floor Retail Unit with a Warehouse to the Rear and Two Flats on the Upper Floors (2 x Two Bedroom). The Retail Unit is Currently Under Offer for £15,000 Per Annum. The Property is Offered with Planning Permission to Convert the Rear Garage Door in to a Window. Planning has also been Submitted for the Erection of a Residential Unit to the Rear.

Tenure
Freehold

Location
The property is situated on a mixed use road in a parade of local shops such as Tesco's, Papa Johns and numerous local traders. Transport links are provided by Bournemouth rail station and bus route to the town centre.

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

Tenancy
The ground floor shop is under offer at a rent of £15,000 per annum.

Accommodation
Ground Floor
Retail Unit - Approx 70 Sq M

First Floor - Approx 85 Sq M
Reception Room
Kitchen
Two Bedrooms
Bathroom
Separate WC

Second Floor - Approx 75 Sq M
Open Plan Area (Previously arranged as a Two Bedroom Flat)

Exterior
The first floor benefits from a private balcony measuring 25 sq m.



Planning
BCP Borough Council granted the following planning permission (ref: P/26/03388/FUL) on 21st July 2026 : 'Replacement of the existing rear garage door with a new window'.

LOT 66

99B Longspring, Watford, Hertfordshire WD24 6PU

*Guide Price
£130,000+

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







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LOT 66A

226 Mary Street, Sparkbrook, Birmingham, West Midlands B12 9RJ

***Guide Price**
£460,000+



A Semi Detached Building Arranged to Provide Four Self Contained Flats (3 x One Bedroom, 1 x Two Bedroom) and a Bungalow to the Rear Fully Let Producing £46,500 Per Annum.

Description
The property comprises a semi detached building arranged to provide four self contained flats (3 x one bedroom, 1 x two bedroom) and a bungalow to the rear.

Flat 1 - D
Flat 2 - C
Flat 3 - C
Flat 4 - D
Bungalow - D

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Calthorpe Park are within easy reach. Transport links are provided by Bordesley (BBS), Small Heath and Five Ways rail stations.

Tenure
Freehold

Exterior
The property benefits from both front and rear yards and off street parking to the rear.

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Rent
Flat 1	Ground	Reception Room, Kitchen, Bedroom, Bathroom G.I.A Approx 343 sq ft	Periodic Tenancy for a term of 12 months comomencing 20th August 2021 (Holding Over)	£725 PCM
Flat 2	Ground	Reception Room, Kitchen, Bedroom, Bathroom G.I.A Approx 477 sq ft	Periodic Tenancy for a term of 12 years commencing 2nd October 2019 (Holding Over)	£725 PCM
Flat 3	First	Reception Room, Kitchen, Two Bedrooms, Bathroom, Store Room G.I.A Approx 645 sq ft	Periodic Tenancy for a term of 11 months commencing 1st October 2020 (Holding Over)	£725 PCM
Flat 4	First	Reception Room, Kitchen, Bedroom, Bathroom G.I.A Approx 536 sq ft	Periodic Tenancy for a term of 8 months commencing 1st January 2020 (Holding Over)	£775 PCM
Bungalow	Ground (Rear)	Reception Room, Kitchen, Two Bedrooms, Bathroom	Periodic Tenancy for a term of 6 months commencing 31st October 2021 (Holding Over)	£925 PCM

Current Rent Reserved Combined £46,500 Per Annum

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LOT 67

14A Glebe Road, Finchley, London N3 2AX

*Guide Price
£185,000+

A First 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 Muswell Hill Playing Fields are within easy reach. Transport links are provided by Finchley Central underground station (Northern line).

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

EPC Rating D

Tenure
Leasehold. The property is held on a 99 year lease from 29th September 1974 (thus approximately **46 years unexpired**). The vendor has advised that the freeholder has shown willingness for a lease extension. Please refer to the legal pack for more information.

Accommodation
First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom











LOT 67A

35 Whippendell Road, Watford, Hertfordshire WD18 7LY

*Guide Price
Withdrawn

A Vacant Five Bedroom End of 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 Cassiobury Park are within easy reach. Transport links are provided by Watford underground station (Metropolitan line) and Bushey rail station.

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Bedroom
Utility
WC

First Floor
Four Bedrooms
Two Bathrooms

GIA Approx: 126 sq m (1,298 sq ft)

Exterior
The property benefits from a rear garden.



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LOT 68

54 Challoners, Horsted Keynes, Haywards Heath, West Sussex RH17 7DZ

*Guide Price
£175,000+

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 Horsted Keynes Recreation Ground are within easy reach. Transport links are provided by the A22.

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

EPC Rating D

Accommodation
Ground Floor
Bedroom
Office

First Floor
Reception Room
Kitchen

Second Floor
Bedroom
Bathroom

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











LOT 68A

13 Caldicote Green, Snowdon Drive, West Hendon, London NW9 7RA

*Guide Price
£130,000+

A Vacant First Floor Studio Flat

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Silver Jubilee Park are within easy reach. Transport links are provided by Wembley Park underground station (Jubilee line), Hendon rail station and the M1.

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

Tenure
Leasehold. The property is held on a 99 year lease from 1st March 1987 (thus approximately **59 years unexpired**).

Accommodation
First Floor
Studio Room
Bathroom

EPC Rating C



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LOT 69

8 Week Completion Available or Earlier if Required

35 Park View, Crewkerne, Somerset TA18 8HS

*Guide Price
£90,000+

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 69A

15 Great Lane, Clophill, Bedford, Bedfordshire MK45 4BQ

*Guide Price
£285,000+

A Vacant Three Bedroom Detached House 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 Clophill Lakes Nature Reserve are within easy reach. Transport links are provided by the A6

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

EPC Rating E

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
WC

First Floor
Three Bedrooms
Bathroom
Separate WC

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











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LOT 70

Flat 35 Andridge Court, 2A Church Lane, Wimbledon, London SW19 3JW

*Guide Price
£25,000+

A Vacant First Floor One Bedroom Retirement Flat

Tenure
Leasehold. The property is held on a 124 year lease from 30th June 1985 (thus approximately **82 years unexpired**).

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

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

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

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

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







LOT 70A

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

*Guide Price
£130,000+

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











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LOT 70B

Flat 27 Hemingford Court, Gartlet Road, Watford, Hertfordshire WD17 2AQ

*Guide Price
£130,000+

A Fourth Floor Studio Flat Offered with Vacant Possession

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 fourth floor studio flat situated within a purpose built building arranged over ground and five upper floors.

Tenure
Leasehold. The property is held on a 125 year lease from 1st January 2016 (thus approximately **114 years unexpired**).

Accommodation
Fourth Floor
Studio Room
Shower Room







LOT 71

83 Shipston Road, Stratford-upon-Avon, Warwickshire CV37 7LW

*Guide Price
£250,000+

A Vacant Two Bedroom Mid Terrace House in Need of Refurbishment. Offered With Planning Permission for a Two Storey Rear Extension.

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of The Recreation Ground are within easy reach along with the Royal Shakespeare Theatre. Transport links are provided by Stratford-upon-Avon rail station.

Planning
Stratford-on-Avon District Council granted the following planning permission (ref: 24/00840/FUL) on 3rd June 2024 : 'Two storey rear extension and single storey outbuilding'.

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 and an outside WC

EPC Rating D



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LOT 71A

Land Adjacent to 8 Langton Way, Egham, Surrey TW20 8DP

*Guide Price
£40,000+

A Plot of Land Measuring Approximately 216 sq m (2,325 sq ft). Plans have been Drawn Up and there is a Positive Pre App for an Additional Dwelling on the Land. Planning has Already been Granted for a Two Storey Extension of 8 Langton Way on the Land.

Tenure
Freehold

Description
The lot comprises a plot of land measuring approximately 216 sq m (2,325 sq ft). Two sets of plans have been drawn up. One for the erection of a three bedroom detached house to the side and also for a three bedroom end of terrace house. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Location
The land is situated on a residential road close to local shops and amenities. The open spaces of Thorpe Lea Recreation Ground are within easy reach. Transport links are provided by Egham rail station and the M25.

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 72

20 Kimpton Close, Hemel Hempstead, Hertfordshire HP2 7PN

*Guide Price
£75,000+

A Vacant Ground Floor One Bedroom Flat

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Grovehill and Woodhall Farm Adventure Playground are within easy reach. Transport links are provided by Hemel Hempstead rail station and the M1.

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

EPC Rating D

Tenure
Leasehold. The property is held on a 125 year lease from 27th August 1986 (thus approximately **84 years unexpired**).

Accommodation
Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior
The property benefits from communal gardens.











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LOT 72A

141 Norbury Crescent, Norbury, London SW16 4JX

*Guide Price
£390,000+

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 Norbury Park are within easy reach. Transport links are provided by Thornton Heath rail station.

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

Accommodation
Ground Floor
Two reception Rooms
Kitchen
Pantry

First Floor
Three Bedrooms
Bathroom
WC

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











LOT 73

Flat 6 Swallowfields House, 34 Lovelace Gardens, Surbiton, Surrey KT6 6SD

*Guide Price
£185,000+

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 Victoria Recreation Ground are within easy reach. Transport links are provided by Surbiton rail station.

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.

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

Accommodation
First Floor
Reception Room Open Plan Kitchen
Bedroom
Bathroom

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

EPC Rating D











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LOT 73A

53A The Brent, Dartford, Kent DA1 1YD

*Guide Price
£140,000+

A Vacant Ground and First Floor Two Bedroom Split Level Maisonette

Tenure
Leasehold. The property is held on a 99 year lease from 24th June 1987 (thus approximately **59 years unexpired**).

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

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

Accommodation
Ground Floor
Bathroom

First Floor
Reception Room
Kitchen
Two Bedrooms

Exterior
The property benefits from a private rear garden.

EPC Rating D







LOT 74

30 Victoria Street, Barnstaple, Devon EX32 9JB

*Guide Price
£135,000+

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

Tenure
Freehold

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

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
WC

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.

EPC Rating D











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LOT 74A

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







Next auction: 9th December & 10th December

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LOT 75

5 Week Completion Available or Earlier if Required

78 Elstree Gardens, Belvedere, Kent DA17 5DN

*Guide Price
£260,000+

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 Lesnes Abbey Woods are within easy reach. Transport links are provided by Abbey Wood underground (Elizabeth line) and rail stations.

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.

EPC Rating D











LOT 75A

54 Rokeby Street, Newcastle upon Tyne, Newcastle upon Tyne NE15 8RP

*Guide Price
£30,000+

A Vacant Two Bedroom Mid Terrace House in Need of Full Refurbishment

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Newburn Riverside are within easy reach. Transport links are provided by Blaydon rail station and the A1.

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear yard.

EPC Rating F











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LOT 76

26A & 26B High Street, Histon, Cambridge CB24 9JD

***Guide Price**
£775,000+









Two Residential Dwellings Situated on a Site Measuring Approximately 1,575 sq m (16,953 sq ft). Pre-Application Advice Explicitly Recommends a Four Dwelling Development (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

Location
The site is situated on a residential road close to local shops and amenities. The open spaces of Homefield Park are within easy reach. Transport links are provided by the A14.

Description
The property comprises two residential dwellings situated on a site measuring approximately 1,575 sq m (16,953 sq ft).

Exterior
26A benefits from a garage. 26B benefits from a garage and an outbuilding. The site benefits from off street parking.

Planning
Positive pre-application advice has been received with the officers encouraging the applicant to explore a development of four dwellings.. Please refer to the legal pack for further information and a copy of the pre application report.

Accommodation
26A
Ground Floor
Two Reception Rooms
Kitchen
Three Bedrooms (One with En-Suite)
Bathroom
Separate WC

26B
Ground Floor
Reception Room
Kitchen/Diner
Two Bedrooms (One with En-Suite)
Bathroom
Utility Room

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LOT 77

6 Week Completion Available or Earlier if Required

42 Mounts Road, Greenhithe, Kent DA9 9LZ

*Guide Price
£185,000+

A Vacant Three Bedroom Semi Detached House

Tenure
Freehold

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

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Three Bedroom
Bathroom
Separate WC

Exterior
The property benefits from a garage with vehicular access and both front and rear gardens.

EPC Rating D











LOT 77A

12 Kempton Close, Erith, Kent DA8 3SR

*Guide Price
£95,000+

A Vacant Second Floor Two Bedroom Flat in Need of Modernisation

Tenure
Leasehold. The property is held on a 99 year lease from 31st December 2008 (thus approximately **81 years unexpired**).

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

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

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

Accommodation
Second Floor
Kitchen/Reception Room
Two Bedrooms
Bathroom

Exterior
The property benefits from communal gardens and a garage.

EPC Rating D







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LOT 78

110A Portland Road, South Norwood, London SE25 4PJ

*Guide Price
£70,000+

A First Floor One Bedroom Flat Subject to a Periodic Tenancy Producing £15,600 Per Annum

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

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

EPC Rating C

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

Accommodation
First Floor
Reception Room
Kitchen
Bedroom
Bathroom

Tenancy
The property is subject to a Periodic Tenancy at a rent of £1,300 per calendar month.











LOT 78A

78 Rothbury Walk, Tottenham, London N17 0PQ

*Guide Price
£150,000+

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.











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LOT 79

15 Highview House, Hatch Grove, Romford, Essex RM6 5NS

*Guide Price
£100,000+

A Vacant Third Floor Two Bedroom Flat in Need of Modernisation

Tenure
Leasehold. The property is held on a 125 year lease from 2nd December 2019 (thus approximately **118 years unexpired**).

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

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

Accommodation
Third Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior
The property benefits from communal gardens and communal parking.

EPC Rating C







LOT 79A

70 Swinburne Road, Oxford, Oxfordshire OX4 4BG

*Guide Price
£175,000+

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 Longbridges Nature Park are within easy reach. Transport links are provided by Oxford rail station.

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Bathroom
Separate WC

First Floor
Three Bedrooms

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

EPC Rating D



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LOT 80

6 Week Completion Available or Earlier if Required

24 Dunkery Road, Mottingham, London SE9 4HZ

*Guide Price
£290,000+

A Vacant Three Bedroom Semi Detached House. 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 Chinbrook Meadows are within easy reach. Transport links are provided by Grove Park rail station.

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

EPC Rating E

Accommodation
Ground Floor
Through Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

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









LOT 80A

Land to the Rear of 175 Queens Road, Croydon, Surrey CR0 2PX

*Guide Price
£90,000+

A Plot of Land Measuring Approximately 318 sq m (3,423 sq ft). Offered With Planning Permission for the Erection of a Detached Five Bedroom House

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

Description
The lot comprises a plot of land measuring approximately 318 sq m (3,423 sq ft).

Planning
Croydon Borough Council granted the following planning permission (ref: 24/02994/FUL) on 13th June 2025 : 'Creation of detached single family dwelling house, including associated car parking, bicycle storage, hard and soft landscaping'.

Tenure
Freehold

Proposed Accommodation
Ground Floor
Two Reception Rooms (One with Open-Plan Kitchen)
Utility Room
WC

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

Second Floor
Two Bedrooms
Bathroom



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 81

Flat 8 43-45, Elm Grove, Southsea, City of Portsmouth PO5 1JF

*Guide Price
£80,000+

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 Southsea Common and Southsea Beach are within easy reach. Transport links are provided by Fratton 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 125 year lease from 1st January 2005 (thus approximately **103 years unexpired**).

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

EPC Rating C











LOT 82

43 Hunters Hill, Burghfield Common, Reading, Berkshire RG7 3HL

*Guide Price
£80,000+

A Vacant Second and Third Floor Two Bedroom Split Level Maisonette

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Wokefield Common Nature Reserve are within easy reach. Transport links are provided by Mortimer rail station and the M4.

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

EPC Rating C

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

Accommodation
Second Floor
Reception Room
Kitchen

Third Floor
Two Bedrooms
Bathroom

G.I.A Approx 754 sq ft



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LOT 82A

6 Week Completion Available

72 Spring Rise, Egham, Surrey TW20 9PS

*Guide Price
£200,000+

A Vacant Two 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 Englefield Park are within easy reach. Transport links are provided by Egham rail station.

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Bathroom

First Floor
Two Bedrooms

Exterior
The property benefits from both front and rear gardens.

EPC Rating F



LOT 83

8 Week Completion Available or Earlier if Required

101 Sussex Road, Watford, Hertfordshire WD24 5HR

*Guide Price
£360,000+

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 Callowland Recreation Ground are within easy reach. Transport links are provided by Watford Junction overground station and Watford North rail station.

Planning
The following planning applications have been submitted to Watford Borough Council:
(ref: 26/00805/HPD) on 13th October 2026 : 'The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6.0m for which the maximum height would be 3.0m and for which the height of the eaves would be 3.0m'.

(ref: 26/00806/HPD) on 13th October 2026 : 'The erection of a single-storey rear extension which would

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
WC

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens.









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LOT 84

325B Dersingham Avenue, Manor Park, London E12 6JX

*Guide Price
£175,000+

A First Floor Two Bedroom Flat Subject. Offered with Vacant Possession

Tenure
Leasehold. The property is held on a 99 year lease from 1st January 2006 (thus approximately 78 years unexpired).

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

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

Accommodation
First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom



LOT 85

8 Week Completion Available or Earlier if Required

Charnwood, King Edward Street, Hemel Hempstead, Hertfordshire HP3 0AD

*Guide Price
£350,000+

A Vacant Six Room Semi Detached House. Offered with Planning Permission for Various Extensions to Increase the Size of the House from 904 sq ft to 2,120 sq ft

Description
The property comprises a six room semi detached house arranged over basement, ground, and first floors.

Planning
Dacorum Borough Council granted the following planning permissions:
(ref: 26/01127/FHA) on 08/07/2026: 'Single-storey wraparound extension'.
(ref: 26/01128/FHA) on 9/07/2026: 'Part single part two storey rear extension'.
(ref: 26/00974/HPA / 26/00975/HPA) on 10th July 2026: 'Single-storey rear extension 6.00m deep with a maximum ridge height of 3.00m and a maximum eaves height of 3.00m'.
(ref: 26/01101/LDP) on 15/07/2026 : 'Part two part single storey rear extension, hip to gable loft conversion with rear dormer. driveway.'(ref: 26/01624/FHA) on 17/09/2026 : 'Part two storey part single storey rear extension, single storey side extension'.

Tenure
Freehold

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

Accommodation
Lower Ground Floor
Cellar

Ground Floor
Two Reception Rooms
Kitchen
Bathroom

First Floor
Three Bedrooms

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







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LOT 85A

2 Priory Heights, Church Street, Dunstable, Bedfordshire LU5 4RQ

*Guide Price
£70,000+

A Vacant First 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 Priory Gardens are within easy reach. Transport links are provided by Leagrave rail station and the M1.

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

Tenure
Leasehold. The property is held on a 125 year lease from 28th September 2004 (thus approximately **102 years unexpired**).

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











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LOT 86

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

***Guide Price**
£395,000+









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 87

6 Week Completion Available or Earlier if Required

113 Cell Barnes Lane, St. Albans, Hertfordshire AL1 5PU

*Guide Price
£280,000+

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 Cunningham Hill Green Space are within easy reach. Transport links are provided by St Albans City rail station.

Description
The property comprises a three bedroom end of terrace house arranged over ground and first floors. We understand the property requires structural repairs.

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens

Note
We understand that Japanese knotweed has been identified at the property. Buyers should rely on their own enquiries.

EPC Rating E











LOT 88

16 Alstone Avenue, Cheltenham, Gloucestershire GL51 8EH

*Guide Price
£100,000+

A Vacant Five Room 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 Alstone Croft Playing Field are within easy reach. Transport links are provided by Cheltenham Spa rail station.

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

Accommodation
Ground Floor
Through Reception Room
Kitchen/Diner
Bathroom

First Floor
Three Rooms

Second Floor
Room

Exterior
The property benefits from a rear garden.

EPC Rating D



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LOT 89

6 South Norwood Hill, South Norwood, London SE25 6AB

*Guide Price
Withdrawn

A Six Room Mid Terrace HMO Fully Let Producing £52,740 Per Annum

Tenure
Freehold

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

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

Tenancy
The property is subject to individual tenancies at a rent of £52,740 per annum.

Accommodation
Ground Floor
Two Letting Rooms (One with En-Suite)
Kitchen
Utility Room

First Floor
Two Letting Rooms
Kitchen
Bathroom
Separate WC

Second Floor
Two Letting Rooms

EPC Rating D



LOT 89A

94 Crofton Close, Bracknell, Bracknell Forest RG12 0UT

*Guide Price
£50,000+

A Vacant Ground Floor One Bedroom Flat

Tenure
Leasehold. The property is held on a 99 year lease from 1st July 1984 (thus approximately **56 years unexpired**).

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

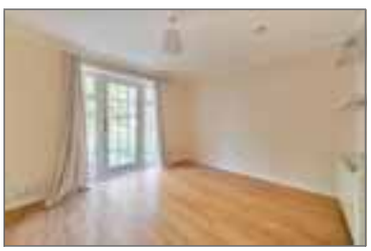
Exterior
The property benefits from communal gardens and allocated parking.

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

Accommodation
Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating E











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LOT 90

8 Week Completion Available or Earlier if Required

2 Kimble Crescent, Bushey, Hertfordshire WD23 4SR

*Guide Price
£420,000+

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.







LOT 90A

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 10.7%)

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







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LOT 91

Flat 4, 25 Thornhill Road, Croydon, Surrey CR0 2XZ

*Guide Price
Postponed

A Vacant First Floor One Bedroom Flat

Tenure
Leasehold. The property is held on a 99 year lease from 29th September 2018 (thus approximately **91 years unexpired**).

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

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

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

EPC Rating D







LOT 92

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.







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LOT 93

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 94

29 Avenue Road, Chadwell Heath, Romford, Essex RM6 4JF

*Guide Price
£185,000+

A Vacant First Floor Two Bedroom Flat

Tenure
Leasehold. The property is held on a 155 year lease from 29th September 1987 (thus approximately **116 years unexpired**).

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

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

Accommodation
First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

EPC Rating C











LOT 95

The Barn and The Stables Sevenacres, Smallfield Road, Horne, Horley, West Sussex RH6 9JP

*Guide Price
£140,000+

A Vacant Detached Barn Currently Arranged to Provide Two Residential Units (1 x One Bedroom, 1 x Two Bedroom) in Need of Refurbishment. Offered With Planning Permission to Demolish the Existing Dwellings and Erect Two New Detached Dwellings

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Riverside Garden Park are within easy reach. Transport links are provided by Gatwick Airport rail station and the M23.

Description
The property comprises a detached barn arranged to provide two residential units (1 x one bedroom, 1 x two bedroom).

Planning
Tandridge Borough Council granted the following planning permission (ref: 2024/20) on 13th March 2024 : 'Demolition of two existing semi-detached dwellings. Erection of two new detached dwellings with private gardens'.

Tenure
Freehold

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

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

Exterior
The property benefits from off street parking.







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LOT 96

19 Dudley Street, Grimsby, North East Lincolnshire DN31 2AW

*Guide Price
£110,000+

A Vacant Semi Detached Building Arranged to Provide Three Flats. Offered With Planning Permission to Convert the Property into 7 x One Bedroom Flats



Tenure
Freehold

Description
The property comprises a semi detached building arranged to provide three flats over ground and two upper floors.

Planning
North East Lincolnshire Borough Council granted the following planning permission (ref: DM/1037/25/FUL) on 8th June 2026 : 'Demolition of rear porch and part demolition of existing ground floor rear apartment, erect single storey side/rear extension to include rooflights, conversion of roofspace and existing three apartments to form seven apartments to include installation of side and rear dormers at second floor, creation of bin storage area with various internal and external alterations (Flood Risk Assessment received 18th May 2026)'.

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

Accommodation
Ground Floor
Flat - Not Inspected

First Floor
Flat - Not Inspected

Second Floor
Flat - Not Inspected

Note
The vendor has advised that the gross rental value for the completed seven-apartment scheme of £42,000 per annum. The property also benefits from Conditional Full Plans Approval under Building Control. Ref BC/0444/26/FP.

LOT 97

72 Ibsley Gardens, Wandsworth, London SW15 4JW

*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 25th March 1996 (thus approximately **94 years unexpired**).

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

Description
he 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.

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

Accommodation
Ground Floor
Reception Room with Open Plan Kitchen
Bedroom
WC

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a private garden.

EPC Rating C







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LOT 98

24 Timsbury Walk, Wandsworth, London SW15 4LN

*Guide Price
£290,000+

A First and Second Floor Three Bedroom Split Level Flat Subject to a Periodic Tenancy Producing £28,800 (Reflecting a Gross Initial Yield of 9.9%).

Tenure
Leasehold. The property is held on a 125 year lease from 12th August 2002 (thus approximately **100 years unexpired**).

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of 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 first and second floor three bedroom split level flat situated in a purpose built block arranged over ground and three upper floors.

Accommodation
First Floor
Reception Rooms with Open-Plan Kitchen
Bedroom

Second Floor
Two Bedrooms
Bathroom
Separate WC

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

EPC Rating C









LOT 99

Lower Maisonette 4 South Terrace, Hastings, East Sussex TN34 1SA

*Guide Price
£65,000-£85,000

A Vacant Lower Ground and Ground Floor Two Bedroom Split Level Maisonette

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

Description
The property comprises a lower ground and ground floor two bedroom split level maisonette situated within a mid terrace building arranged over lower ground, raised ground and two upper floors.

EPC Rating C

Tenure
Leasehold. The property is held on a 99 year lease from 29th September 1988 (thus approximately **60 years unexpired**).

Accommodation
Lower Ground Floor
Two Bedrooms
Bathroom

Ground Floor
Reception Room
Kitchen

Exterior
The property benefits from a private rear garden.











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LOT 100

8 Week Completion Available

36 Netley Road, Ilford, Essex IG2 7NR

*Guide Price
£290,000+

A Vacant Four Room Mid Terrace House in Need of Modernisation. 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 Seven Kings Park are within easy reach. Transport links are provided by Newbury Pk underground station (Central line) and Barking rail station.

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

Accommodation
Ground Floor
Through Reception Room
Kitchen

First Floor
Three Rooms
Bathroom

Exterior
The property benefits from a rear garden.







LOT 100A

30 Manford Court, Manford Way, Chigwell, Redbridge IG7 4DP

*Guide Price
£120,000+

A Vacant Second and Third Floor Two/Three Bedroom Split Level Flat

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

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

Tenure
Leasehold. The property is held on a 125 year lease from 21st September 1992 (thus approximately **91 years unexpired**).

Accommodation
Second Floor
Reception Room/Bedroom
Kitchen/Reception

Third Floor
Two Bedrooms
Bathroom
Separate WC

EPC Rating E









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LOT 101

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.











LOT 102

72 Chandos Avenue, Leeds, West Yorkshire LS8 1QX

*Guide Price
£200,000+

A Vacant Three Bedroom Semi Detached 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 Roundhay Park are within easy reach. Transport links are provided by Leeds rail station.

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

EPC Rating D

Accommodation
Ground Floor
Reception Room
Kitchen/Diner
Utility Room

First Floor
Three Bedrooms
Bathroom
Separate WC

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











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LOT 103

113 Watford Road, Wembley, Middlesex HA0 3EZ

*Guide Price
£685,000+

A Vacant Four Bedroom Detached House in Need of Modernisation

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. Vale Farm Sports Centre and the open spaces of Elmwood Park are within easy reach. Transport links are provided by Sudbury Hill & North Wembley underground station (Bakerloo line), overground station and Sudbury & Harrow Road rail station.

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Bathroom
Bedroom

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden and generous off street parking for four vehicles.

EPC Rating E



LOT 104

Flat 1 45 Canterbury Grove, Lambeth, London SE27 0NX

*Guide Price
£250,000+

A Vacant Lower Ground Floor Two Bedroom Flat

Tenure
Share of Freehold - The property will be held on a new 900 year lease on completion.

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

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

Accommodation
Lower Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior
The property benefits from a private section of the rear garden.

EPC Rating D











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LOT 105

Flat 1, 44 Prince Road, South Norwood, London SE25 6NW

*Guide Price
£95,000-£115,000

A Vacant Ground Floor Studio Flat. Estimated Rental Value Based on the Local Housing Allowance (LHA) Rate is £11,336 Per Annum (Which Would Reflect a 11.9% Yield at the Lower Range of the Guide Price)

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

Description
The property comprises a ground floor studio flat situated within a purpose built building arranged over ground and first floors. The property has been recently refurbished.

Tenure
Leasehold. The property is held on a 99 year lease from 23rd June 2013 (thus approximately **85 years unexpired**).

Accommodation
Ground Floor
Studio Room
Kitchen
Bathroom

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

EPC Rating E









LOT 105A

47 & 49 Raymond Road, Redruth, Cornwall TR15 2HF

*Guide Price
£140,000-£180,000

A Vacant Three Bedroom End of Terrace House Situated on a Large Plot of Land Measuring Approximately 5,197 sq ft. Offered With Planning Permission for the Erection of a Three Bedroom End of Terrace Dwelling

Tenure
Freehold

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

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

Planning
Cornwall Borough Council granted the following planning permission (ref: PA26/04563) on 20th October 2026 : 'Proposal for a single new semi-detached dwelling on vacant terrace infill site'.

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Three Bedrooms
Bathroom
WC

Exterior
The property benefits from rear access off street parking large side and rear gardens.

EPC Rating D









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LOT 106

43 Jamieson House, 4 Edgar Road, Whitton, Hounslow, Richmond upon Thames TW4 5QH

*Guide Price
£70,000+

A Vacant Eighth 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 Hounslow Heath are within easy reach. Transport links are provided by Hounslow West underground station (Piccadilly line) and Whitton rail station.

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

Tenure
Leasehold. The property is held on a 125 year lease from 18th October 1982 (thus approximately **81 years unexpired**).

Accommodation
Eighth Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom



LOT 107

Apartment 9 Block D, 32 Hornsey Road, Islington, London N7 7AT

*Guide Price
£240,000+

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 Highbury Fields are within easy reach. Transport links are provided by Holloway Road underground station (Piccadilly Line) and Drayton Park rail station.

Description
The property comprises a vacant first floor two 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 26th March 2004 (thus approximately **102 years unexpired**).

Accommodation
First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior
The property benefits from a juliette balcony.











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LOT 108

47 Alexandra Court, Empire Way, Wembley, Middlesex HA9 0QX

*Guide Price
£145,000+

A Vacant Third Floor One Bedroom Flat

Tenure
Leasehold. The property is held on a 125 year lease from 19th May 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 King Edward VII Park are within easy reach. Transport links are provided by Wembley Stadium rail station.

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

Accommodation
Third Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior
The property benefits from a communal garden.

EPC Rating D







LOT 109

6 Week Completion Available or Earlier if Required

7 Marley Croft, Moor Lane, Staines-upon-Thames, Middlesex TW18 4YW

*Guide Price
£130,000+

A Vacant Second Floor Two Bedroom Flat with a Garage

Tenure
Leasehold. The property is held on a 999 year lease from 25th December 1992 (thus approximately **966 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 Staines rail station.

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

Accommodation
Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior
The property benefits from communal gardens and a garage.











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LOT 110 Top Floor Flat, 49 Carisbrooke Road, St. Leonards-on-Sea, East Sussex TN38 0JT

*Guide Price
£40,000+

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 St. Leonards On Sea Beach are within easy reach. Transport links are provided by St Leonards Warrior Square 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.

Tenure
Leasehold. The property is held on a 99 year lease from 19th April 1985 (thus approximately **57 years unexpired**).

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

EPC Rating E







LOT 111 234 Cowley Road, Uxbridge, Middlesex UB8 2NH

*Guide Price
£400,000+

A Six Bedroom Semi Detached HMO Part Let Producing £30,480 Per Annum

Tenure
Freehold

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

Description
The property comprises a six bedroom semi detached HMO arranged over ground and first floors.

EPC Rating D

Accommodation
Ground Floor
Kitchen
Two Letting Rooms (One with En-Suite)
Bathroom

First Floor
Four Letting Rooms (Three with En-Suites)

Exterior
The property benefits from a rear garden.

Tenancy
Four of the six letting rooms are subject to individual tenancies at a rent of £30,480 per annum.



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LOT 112

18B Angel Lane, Hayes, Middlesex UB3 2QX

*Guide Price
£300,000+

A First Floor Six Room HMO Part Let Producing £21,600 Per Annum

Tenure
Share of Freehold. The property is held on a 125 year lease from 11th October 2011 (thus approximately **110 years unexpired**).

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

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

Accommodation
First Floor
Communal Kitchen
Six Letting Rooms (One with Kitchenette and En-Suite)
Bathroom

Tenancy
Three of the six rooms are subject to individual tenancies at a rent of £21,600 per annum.



LOT 113

By Order of the Executors

Flat 7 Ranelagh Court, Glendale Avenue, Edgware, Middlesex HA8 8HP

*Guide Price
£250,000+

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 Edgwarebury Park are within easy reach. Transport links are provided by Stanmore underground station (Jubilee line).

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

Tenure
Share of Freehold. The property is held on a 999 year lease from August 2026.

Accommodation
First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior
The property benefits from a private balcony.







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LOT **114**

By Order of the Executors

Flat 2 Ranelagh Court, Glendale Avenue, Edgware, Middlesex HA8 8HP

*Guide Price
£280,000+

A Vacant Ground Floor Three Bedroom Flat

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

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

Tenure
Share of Freehold. The property is held on a 999 year lease from August 2026.

Accommodation
Ground Floor
Open Plan Reception/Kitchen
Three Bedrooms
Bathroom







Next auction: 9th December & 10th December

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LOT 115 | 12 Car Parking Spaces at Lollard Street, Lambeth, London SE11 6PX

***Guide Price**
£80,000+



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 116

6 Week Completion Available or Earlier if Required

36 Cottington Road, Feltham, Middlesex TW13 6YH

*Guide Price

£130,000-£190,000

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 117

30 Lambs Close, Cuffley, Potters Bar, Hertfordshire EN6 4HD

*Guide Price

£110,000+

A Vacant First Floor Two Bedroom Flat

Tenure
Leasehold. The property is held on a 99 year lease from 24th June 1965 (thus approximately **37 years unexpired**).

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

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

Accommodation
First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

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

EPC Rating E











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LOT 118

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 119

6 Week Completion Available or Earlier if Required

4 Berkshire Way, Mitcham, Surrey CR4 1QT

*Guide Price

£290,000+

A Vacant Three Bedroom Semi Detached House in Need of Refurbishment. Offered With Planning Permission for a Single Storey Rear Extension and a Two Storey Side Extension and a Loft Conversion with Rear Dormer

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

Planning
Merton Borough Council granted the following planning permissions:
(ref: 26/PAHE/1855) on 28th September 2026 : 'Single-storey rear extension, up to 6 metres deep, with a maximum height of 3 metres'.
(ref: 26/HOUSE/1854) on 19th October 2026 : 'Erection of a two storey side extension'.
(ref: 26/LDCP/1883) on 19th October 2026 : 'Application for a lawful development certificate in respect of the erection of a two storey rear extension, hip to gable loft conversion with rear dormer and two roof lights to the front elevation'.

Tenure
Freehold

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Three Bedrooms
Bathroom

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

EPC Rating G







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LOT 120

6 Week Completion Available or Earlier if Required

59 Dover Street, Maidstone, Kent ME16 8LF

*Guide Price
£130,000+

A Vacant Four Room Mid Terrace House

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of 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







LOT 121

5 Station Lane, Harwich, Essex CO12 3QL

*Guide Price
£100,000+

A Vacant Three Bedroom Mid Terrace House

Tenure
Freehold

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

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Bathroom
Utility Room

First Floor
Three Bedrooms
Bathroom

Second Floor
Loft Room

Exterior
The property benefits from a rear garden.

EPC Rating E



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LOT 122 Flat 12 Hedley Court, Putney Hill, London SW15 3NS

*Guide Price
£130,000+

A Vacant Fourth Floor Three Bedroom Flat

Tenure
Leasehold. The property is held on a 99 year lease from 24th June 1960 (thus approximately **32 years unexpired**).

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

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

Accommodation
Fourth Floor
Reception Room
Kitchen
Three Bedrooms
Bathroom
Separate WC

Exterior
The property benefits from a garage.

EPC Rating E







LOT 123 Flat 1 Harcourt Mansions, Penge Road, South Norwood, London SE20 8SU

*Guide Price
£250,000+

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 **942 years unexpired**).

Accommodation
Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

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











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LOT 124 Flat 53 Longitude Apartments, 7 Addiscombe Grove, Croydon, Surrey CR0 5BS

*Guide Price
£100,000+

A Vacant First 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 Park Hill Recreation Ground are within easy reach. Transport links are provided by West Croydon overground station and East Croydon rail station.

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

EPC Rating B

Tenure
Leasehold. The property is held on a 175 year lease from 7th July 2023 (thus approximately **171 years unexpired**).

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

Exterior
The property benefits from a private balcony.











LOT 125 91 Harris Close, Hounslow, Middlesex TW3 4JJ

*Guide Price
£140,000+

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 Lampton Park are within easy reach. Transport links are provided by Hounslow Central underground station (Piccadilly line) and Isleworth rail station.

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

Note
The seller has advised that the property has been let out for the past 10 years, most recently achieving £1,350 per calendar month, £16,200 per annum.

Tenure
Leasehold. The property is held on a 215 year lease from 25th December 1984 (thus approximately **173 years unexpired**).

Accommodation
Second Floor
Reception Room
Kitchen
Bedroom
Bathroom

EPC Rating C







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LOT 126

By Order of the LPA Receivers

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

*Guide Price
£275,000+

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 127

Flat 65 Western Beach Apartments, 36 Hanover Avenue, Canning Town, London E16 1DZ

*Guide Price
£295,000+

A First Floor Two Bedroom Flat

Tenure
Leasehold. The property is held on a 200 year lease from 24th June 1995 (thus approximately **168 years unexpired**).

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Keir Hardie Recreation Ground are within easy reach. Transport links are provided by Canning Town underground station (Jubilee line) and West Silvertown DLR station.

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

Accommodation
First Floor
Reception Room
Kitchen
Two Bedrooms
Two Bathrooms

Exterior
The property benefits from a private balcony and underground parking.

EPC Rating C

On the Instructions of

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LOT 128 Flat 15 Cobden Court, Byron Close, Greenwich, London SE28 8AG

*Guide Price
£130,000-£150,000

A Third and Fourth Floor Two Bedroom Split Level Maisonette Subject to a Periodic Tenancy Producing £15,600 Per Annum (Reflecting a Gross Initial Yield of 10.4%) The Rent will Increase to £1,380 by January 2027.



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

Description
The property comprises a third and fourth floor two bedroom split level maisonette situated within a purpose built block arranged over ground and four upper floors.

Tenancy
The property is subject to a Periodic Tenancy at a rent of £1,300 per calendar month, please refer to the legal pack.

Tenure
Leasehold. The property is held on a 126 year lease from 25th March 2002 (thus approximately **101 years unexpired**).

Accommodation
Third Floor
Two Bedrooms
Bathroom
Separate WC

Fourth Floor
Reception Room
Kitchen/Diner







LOT 129 Flat 17A Bramley Grange, Horsham Road, Bramley, Guildford, Surrey GU5 0ES

*Guide Price
£100,000+

A Second Floor Two Bedroom Retirement Flat



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

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

Note
To be eligible to purchase the leasehold interest, you must be aged 55 or over. Please refer to the legal pack for more information on eligibility

EPC Rating C

Tenure
Leasehold. The property is held on a 999 year lease from 24th March 1984 (thus approximately **957 years unexpired**).

Accommodation
Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

On the Instructions of

AMG





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Lots 130 - 214

Next Page >>>

LOT 130

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 131

By Order of the Executors

17 Regent Road, Gillingham, Kent ME7 5JE

*Guide Price
£145,000+

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 Rochester 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
Utility Room

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.







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LOT 132

By Order of the Executors

Flat 2, 11 Westcourt Road, Worthing, West Sussex BN14 7DQ

*Guide Price
£100,000+

A Vacant Ground Floor One Bedroom Flat in Need of Refurbishment

Tenure
Leasehold. The property is held on a 99 year lease from st January 2006 (thus approximately **78 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 Worthing rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom







LOT 133

By Order of the Executors

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

*Guide Price
£145,000+

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 134

By Order of the Executors

4 Carlisle Gardens, Horncastle, Lincolnshire LN9 5LP

*Guide Price
£240,000+

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.





LOT 135

By Order of the Executors

3 Seymour Road, Oldbury, West Midlands B69 4EP

*Guide Price
£135,000+

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.



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LOT 136

By Order of the Executors

21 Little Park, Droitwich, Worcestershire WR9 8SP

*Guide Price
£135,000+

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 137

By Order of the Executors

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

*Guide Price
£425,000+

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 138

By Order of the Executors

57A Station Street, Ashbourne, Derbyshire DE6 1DE

*Guide Price
£45,000+

A Vacant First and Second Floor Four Bedroom Split Level Maisonette in Need of Refurbishment.

Tenure
Flying Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Ashbourne Park are within easy reach. Transport links are provided by the A52.

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

Accommodation
First Floor
Two Reception Rooms
Kitchen

Second Floor
Four Bedrooms
Two Bathrooms

EPC Rating G











LOT 139

By Order of the Executors

21 William Road, Chichester, West Sussex PO19 7HG

*Guide Price
£85,000+

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 building arranged over ground and first floors.

Accommodation
Ground Floor
Studio Room
Bathroom

Exterior
The property benefits from a rear garden.



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LOT 140

By Order of the Executors

38 Seaford Street, Stoke-on-Trent, Staffordshire ST4 2EU

*Guide Price
£50,000+

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 Cauldon Park are within easy reach. Transport links are provided by Stoke-on-Trent rail station.

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Bathroom

First Floor
Two Bedrooms

Exterior
The property benefits from a rear garden.











LOT 140A

27 Elizabeth Terrace, Wisbech, Cambridgeshire PE13 2AQ

*Guide Price
£65,000+

A Three Bedroom Semi Detached House Subject to a Periodic Tenancy Producing £6,300 Per Annum

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Wisbech Park are within easy reach. Transport links are provided by Shippea Hill rail station and the A47.

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

Tenancy
The property is subject to a Periodic Tenancy at a rent of £525 per calendar month.







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LOT 141

By Order of the LPA Receivers

41A Grange Road, South Norwood, London SE25 6TH

*Guide Price
£110,000+

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 Grangewood Park are within easy reach. Transport links are provided by Thornton Heath rail station.

Note
We understand that the property is occupied however, the receivers have not been provided any evidence as such and no rent has been collected. Please refer to the legal pack for further information. The property has not been inspected by Auction House London.

Tenure
Leasehold. The property is held on a 99 year lease from 11th June 2011 (thus approximately **83 years unexpired**).

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

Accommodation
Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom



LOT 142

Flat 27 Magnum House, 170 London Road, Kingston upon Thames, Surrey KT2 6QW

*Guide Price
£130,000+

A Second Floor One Bedroom Flat

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

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

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

Accommodation
Second Floor
Open Plan Reception/Kitchen
Bedroom
Bathroom

Exterior
The property benefits from a balcony.

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LOT 143 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.

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LSL Property Services plc







LOT 144 33 Constable Court, Chaseley Drive, Gunnersbury, London W4 4BD

*Guide Price
£220,000+

A Second Floor One Bedroom Flat

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

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

EPC Rating E

Tenure
Leasehold. The property is held on a 125 year lease from 1st January 1988 (thus approximately **86 years unexpired**).

Accommodation
Second Floor
Reception Room
Kicthen
Bedroom
Bathroom

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LOT 144A | 121 Glebe Gardens, New Malden, Surrey KT3 5RX

*Guide Price
£500,000+

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 145 | Flat 8 Keats House, Porchester Mead, Beckenham, Kent BR3 1TD

*Guide Price
£140,000+

A First Floor One Bedroom Flat

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

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

EPC Rating D

Tenure
Leasehold. The property is held on a 999 year lease from 25th December 2017 (thus approximately **990 years unexpired**).

Accommodation
First Floor
Reception Room
Kitchen
Bedroom
Bathroom

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LOT 145A

By Order of the LPA Receivers

24 Kings Walk, South Croydon, Surrey CR2 9BS

*Guide Price

£325,000+

A Three Bedroom Semi Detached House Subject to a Periodic Tenancy Producing £30,000 Per Annum

Tenure
Freehold

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

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

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

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom
Separate WC

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

EPC Rating C



LOT 146

145A High Street, Watford, Hertfordshire WD17 1NA

*Guide Price

£130,000+

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

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LOT 146A | Flat 30 Eastgate House, 223 High Street, Guildford, Surrey GU1 3BY

*Guide Price
£75,000+

A Fourth Floor One Bedroom Flat

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

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

Tenure
Leasehold. The property is held on a 29th April 1998 year lease from 78 (thus approximately **49 years unexpired**).

Accommodation
Fourth Floor
Reception Room
Kitchen
Bedroom
Bathroom

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LOT 147 | Flat 40 Weston Court, 4 Brindley Place, Uxbridge, Middlesex UB8 2UF

*Guide Price
£260,000+

A Fourth Floor Three Bedroom Flat

Tenure
Leasehold. The property is held on a 150 year lease from 1st January 2018 (thus approximately **141 years unexpired**).

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Grand Union Canal Walk are within easy reach. Transport links are provided by West Drayton rail station.

EPC Rating B

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

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

Exterior
The property benefits from a parking space.

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LOT 147A | 113 Everton Drive, Stanmore, Middlesex HA7 1EB

*Guide Price
£75,000+

A Vacant First Floor Two Bedroom Maisonette in Need of Modernisation

Tenure
Leasehold. The property is held on a 99 year lease from 25th March 1965 (thus approximately **27 years unexpired**).

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

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

Accommodation
First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior
The property benefits from a a private rear garden.

EPC Rating D



LOT 148 | Flat 48 Weston Court, 5 Brindley Place, Uxbridge, Middlesex UB8 2UF

*Guide Price
Sold Prior

A First Floor Two Bedroom Flat

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Grand Union Canal Walk are within easy reach. Transport links are provided by West Drayton rail station.

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

EPC Rating B

Tenure
Leasehold. The property is held on a 150 year lease from 1st January 2018 (thus approximately **141 years unexpired**).

Accommodation
First Floor
Open Plan Reception/Kitchen
Two Bedrooms
Two Bathrooms

Exterior
The property benefits from a balcony.

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LOT 148A | 88 North Circular Road, Neasden, London NW10 0QS

*Guide Price
£230,000+

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 Stonebridge Recreation Ground are within easy reach. Transport links are provided by Stonebridge Park underground station (Bakerloo line), overground station and rail station.

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
This property benefits from both front and rear gardens.

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

EPC Rating D



LOT 149 | 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.

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LOT 149A

By Order of the Mortgagees NOT in Possession

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

*Guide Price

Postponed

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.

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

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)

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



LOT 150

Flat 5 65 Warwick Road, Earls Court, London SW5 9HB

*Guide Price

£525,000+

A Well Located Lower Ground Floor Two Bedroom Flat in Need of Modernisation

Location
The property is situated in the South West London area of Earls Court. The open spaces of Normand Park and Philbeach Gardens are within easy reach. Transport links are provided by Earl's Court underground station (District and Piccadilly lines) and West Brompton overground and rail stations.

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

EPC Rating D

Tenure
Leasehold. The property is held on a176 year lease from 29th September 2014 (thus approximately **164 years unexpired**).

Accommodation
Lower Ground Floor
Reception Room
Kitchen
Two Bedrooms
Two Bathrooms
Utility Room

On the Instructions of

AMG







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LOT 150A

By Order of the LPA Receivers

28 Beech Road, Rochester, Kent ME2 2LP

*Guide Price
£300,000+

A Four Bedroom Semi Detached House Subject to a Periodic Tenancy Producing £30,000 Per Annum

Tenure
Freehold

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

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

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

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

Accommodation
Ground Floor
Reception Room
Kitchen
WC

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

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

EPC Rating E



LOT 151

Flat 2, 201 Waldegrave Road, Teddington, Richmond upon Thames TW11 8LX

*Guide Price
£85,000+

A First Floor Studio Flat

Tenure
Leasehold. The property is held on a 125 year lease from 29th September 2005 (thus approximately **104 years unexpired**).

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Upper Lodge Water Gardens are within easy reach. Transport links are provided by Strawberry Hill rail station.

EPC Rating C

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

Accommodation
First Floor
Studio Room
Bathroom

On the Instructions of

Connells group







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LOT 151A | Flat 33 Centrika, Bath Road, Slough, Buckinghamshire SL1 3SL

*Guide Price
£120,000+

A Fourth Floor Two Bedroom Flat Subject to a Periodic Tenancy Producing £16,200 Per Annum

Tenure
Leasehold. The property is held on a 155 year lease from 1st January 2005 (thus approximately **133 years unexpired**).

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

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

Accommodation
Fourth Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Tenancy
The property is subject to a Periodic Tenancy at a rent of £16,200 per annum.



LOT 152 | 24 Pitfield Crescent, Thamesmead, London SE28 8RG

*Guide Price
£150,000+

A First Floor Two Bedroom Flat

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

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

EPC Rating E

Tenure
Leasehold. The property is held on a 99 year lease from 25th March 1988 (thus approximately **61 years unexpired**).

Accommodation
First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom







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LOT 152A | Apartment 71 Dorchester Court, 283 London Road, Camberley, Surrey GU15 3JJ

*Guide Price
£160,000+

A Third and Fourth Floor Three Bedroom Split Level Flat

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

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

EPC Rating D

Tenure
Leasehold. The property is held on a 125 year lease from 1st January 2004 (thus approximately **102 years unexpired**).

Accommodation
Third Floor
Two Bedrooms

Fourth Floor
Open Plan Reception/Kitchen
Bedroom
Two Bathrooms

On the Instructions of
LSL Property Services plc







LOT 153 | 1 Church Cottages, Sithney, Helston, Cornwall TR13 0RN

*Guide Price
£25,000+

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 Coronation Park are within easy reach. Transport links are provided by the A394.

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen/Diner

First Floor
Two Bedrooms

Exterior
The property benefits from a rear garden and an outside WC.



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LOT 153A | Flat 78 Quadrivium Point, Bath Road, Slough, Buckinghamshire SL1 3UG

*Guide Price
£140,000+

A Fourth Floor Two Bedroom Flat Subject to a Periodic Tenancy Producing £16,200 Per Annum

Tenure
Leasehold. The property is held on a 125 year lease from 1st January 2005 (thus approximately **103 years unexpired**).

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

Tenancy
The property is subject to a Periodic Tenancy at a rent of £16,200 per annum.

EPC Rating C

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of Mercian Way Recreation Ground are within easy reach. Transport links are provided by Burnham rail station and the M4.

Accommodation
Fourth Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom











LOT 154 | By Order of a Housing Association | 19 Hillside, Chelveston, Wellingborough, Northamptonshire NN9 6AQ

*Guide Price
£140,000+

A Vacant Two Bedroom Semi Detached Bungalow Situated on a Plot of Land Measuring Approximately 0.06 Acres / 235 sq m (2,533 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. Numerous green open spaces are within easy reach. Transport links are provided by Wellingborough rail station and the A45.

Description
The property comprises a two bedroom semi detached bungalow. The property requires a program of refurbishment.

Tenure
Freehold

Accommodation
Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior
The property benefits from both front and rear gardens.











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LOT 154A | 15 Colebridge Avenue, Gloucester, Gloucestershire GL2 0RG

*Guide Price
£150,000+

A Vacant Three Bedroom Semi Detached House

Tenure
Freehold

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

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

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.



LOT 154B | Land Adjoining 15 Colebridge Avenue, Gloucester, Gloucestershire GL2 0RG

*Guide Price
£50,000+

A Plot of Land Measuring Approximately 400 sq m (4,306 sq ft)

Tenure
Freehold

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

Description
The lot comprises a plot of land measuring approximately 400 sq m (4,306 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 155

14 Scalebeck Court, Gray Street, Workington, Cumbria CA14 2NT

*Guide Price
£15,000-£25,000

A Second Floor Two Bedroom Flat Subject to a Periodic Tenancy Producing £5,400 Per Annum (Reflecting a Gross Initial Yield of 21.6% on Guide Price)

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

Tenancy
The property is subject to a Periodic Tenancy at a rent of £450 per calendar month.

EPC Rating E

Tenure
Leasehold. The property is held on a 1098 year lease from 1st August 1989 (thus approximately **1061 years unexpired**).

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

Accommodation
Second Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom











LOT 155A

123 Everton Drive, Stanmore, Middlesex HA7 1EB

*Guide Price
£140,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure
Leasehold. The property is held on a 99 year lease from 25th March 1955 (thus approximately **27 years unexpired**).

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

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

Accommodation
Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior
The property benefits from a private front and rear gardens.

EPC Rating C



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LOT 156

14 Christian Road, Preston, Lancashire PR1 8NB

*Guide Price
£180,000+

A Six Bedroom Fully Licensed HMO Offered with Vacant Possession. 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 Avenham Park are within easy reach. Transport links are provided by Preston rail station which is just a short walk away.

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

Tenancy
We are advised by the seller that the property has an estimated rental income of £35,000 per annum.

EPC Rating D

Accommodation
Lower Ground Floor
Storage Space

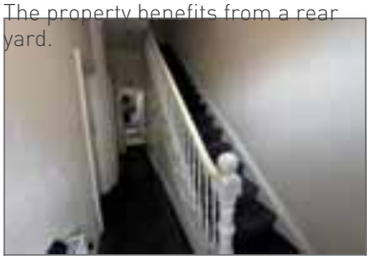
Ground Floor
Reception Room
Kitchen
Bedroom

First Floor
Three Bedrooms
Three Bathrooms

Second Floor
Two Bedrooms

Exterior
The property benefits from a rear yard.









LOT 157

4A Penryn Street, Redruth, Cornwall TR15 2SP

*Guide Price
£20,000+

A Thee Storey Three Bedroom Maisonette Subject to a Regulated Tenancy Producing £4,500 Per Annum

Tenure
Leasehold. The property is held on a 125 year lease from 25th October 1998 (thus approximately **96 years unexpired**).

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

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

Tenancy
The property is subject to a Unregistered Regulated Tenancy at a rent of £375 per calendar month (last increase 2006).

Accommodation
Lower Ground Floor
Bathroom

Ground Floor
Entrance

First Floor
Reception Room
Kitchen

Second Floor
Two Bedrooms

Third Floor
Attic Bedroom

Exterior
The property benefits from a rear yard.



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LOT 158

23 Irene Avenue, Stoke-on-Trent, Staffordshire ST6 7HB

*Guide Price
£60,000-£80,000

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

Tenure
Freehold

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

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

Accommodation
Ground Floor
Through Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom
Separate WC

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

EPC Rating D











LOT 159

4 Rodwell Street, Trimdon Station, County Durham TS29 6DL

*Guide Price
£25,000+

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 Wingate Quarry are within easy reach. Transport links are provided by the A19.

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

Accommodation
Ground Floor
Two Reception Rooms
Kitchen
Utility Room

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.

EPC Rating D



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LOT 160 | 39 Orlando Street, Bootle, Merseyside L20 7DU

*Guide Price
£50,000+

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 Bootle South Recreation Ground are within easy reach. Transport links are provided by Liverpool Lime Street rail station.

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

EPC Rating D

Tenure
Leasehold. The property is held on a 999 year lease from 25th March 1923 (thus approximately **896 years unexpired**).

Accommodation
Ground Floor
Two Reception Rooms
Kitchen

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a rear garden.











LOT 160A | Apartment 1 Alexandra House, 47 Rutland Street, Leicester, Leicestershire LE1 1SE

*Guide Price
£30,000+

A Vacant Ground Floor Three Bedroom Flat

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

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

EPC Rating E

Tenure
Leasehold. The property is held on a 125 year lease from 1st January 2003 (thus approximately **101 years unexpired**).

Accommodation
Ground Floor
Reception Room with Open-Plan Kitchen
Three Bedrooms (One with En-Suite)
Bathroom
G.I.A Approx 80 sq m











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LOT 161

Apartment 5 L I V, George Street, Bradford, West Yorkshire BD1 5AA

*Guide Price
£30,000-£50,000

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 Centenary Square are within easy reach. Transport links are provided by Bradford rail station.

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

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

Accommodation
Ground Floor
Reception Room
Kitchen
Bedroom Area
Bathroom









LOT 161A

21 Preston Lane, Lyneham, Chippenham, Wiltshire SN15 4AR

*Guide Price
£150,000+

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

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. There are numerous green open spaces within easy reach. Transport links are provided by the M1 to the North.

Description
The property comprises a two bedroom semi detached house arranged over ground and first floors. The property benefits from a large rear garden and there is potential for development or extension (Subject to obtaining all relevant consents). We understand the property is of non-standard construction.

Accommodation
Ground Floor
Kitchen
Reception Room

First Floor
Two Bedrooms
Bathroom

Exterior
The property benefits from a large rear garden.

EPC Rating D



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LOT 162 | 12 Percy Street, Middlesbrough, Cleveland TS1 4DE

*Guide Price
£25,000-£35,000

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

Tenure
Freehold

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

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

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

Accommodation
Ground Floor
Reception Room
Kitchen
Utility Room
Two Bathrooms

First Floor
Two Bedrooms

Exterior
The property benefits from a rear yard.

Tenancy
The LHA rate for a two bedroom property in the area is £109.32 per week (£5,684 per annum) (source: lha-direct.voa.gov.uk).

EPC Rating C



LOT 162A | First Floor, 33 Frederick Street, Seaham, Durham SR7 7HX

*Guide Price
£15,000-£25,000

An End of Terrace Building Arranged to Provide a Vacant First Floor Two Bedroom Flat and a Ground Floor Two Bedroom Flat (Sold Off on a Long Lease)

Tenure
Freehold

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

Tenancy
The ground floor flat is sold off on a 999 year lease from 2nd October 1997.

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

Description
The property comprises an end of terrace building arranged to provide a ground floor two bedroom flat and a first floor two bedroom flat.

Accommodation
Ground Floor
Sold Off on a Long Lease

First Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom









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LOT 163 Apartment 7 The Sorting Office, 42 West Cliff, Preston, Lancashire PR1 8HU

*Guide Price
£60,000+

A Lower Ground Floor One Bedroom Flat Subject to a Periodic Tenancy Producing £7,200 Per Annum

Tenure
Leasehold. The property is held on a 250 year lease from 1st January 2017 (thus approximately **240 years unexpired**).

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

Description
The property comprises a lower ground floor one bedroom flat situated within a Grade II Listed 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
Reception Room
Kitchen
Bedroom
Bathroom

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

Tenancy
The property is subject to a Periodic Tenancy at a rent of £600 per calendar month. There is potential to increase the rent.

EPC Rating C









LOT 163A 4 Milburn Street, Crook, County Durham DL15 9DY

*Guide Price
£40,000-£60,000

A Four Bedroom Mid Terrace House Subject to a Periodic Tenancy Producing £6,000 Per Annm

Tenure
Freehold

Location
The property is situated on a residential road close to local shops and amenities. There are numerous green open spaces within easy reach. Transport links are provided by the A68 and A689.

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

Tenancy
The property is subject to a Periodic Tenancy at a rent of £500 per calendar month. The tenant has been in occupation for 16 years.

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Four Bedrooms
Bathroom

Exterior
The property benefits from a rear yard.

Note
The property has not been inspected by Auction House London. All information has been compiled by previous marketing particulars.

EPC Rating D



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LOT 164

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.









LOT 164A

22 Erdington Road, Blackpool, Lancashire FY1 5EG

*Guide Price
£50,000-£75,000

A Vacant Four Bedroom Mid Terrace HMO

Tenure
Freehold

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

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

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

Accommodation
Ground Floor
Bedroom
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom

Exterior
The property benefits from a rear yard.

EPC Rating D



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LOT 165

24 Wilson Avenue, East Sleekburn, Northumberland NE22 7BL

*Guide Price
£5,000+

A Vacant Ground Floor Two Bedroom Flat

Tenure
Leasehold. The property is held on a 999 year lease from 23rd December 1996 (thus approximately **696 years unexpired**).

Location
The property 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 A189 to the west.

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

Accommodation
Ground Floor
Reception Room
Kitchen
Two Bedrooms
Bathroom

Exterior
The property benefits from a private rear garden.







LOT 165A

34 Murton Lane, Easington Lane, Houghton Le Spring, Tyne And Wear DH5 0NB

*Guide Price
£30,000-£40,000

A Vacant Four Bedroom Mid Terrace House

Tenure
Freehold

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

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

Accommodation
Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

First Floor
Three Bedrooms

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



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LOT 166 Flat 105, 2 Moorfields, Liverpool, Merseyside L2 2BS

*Guide Price
£20,000-£40,000

A First Floor Studio Flat Subject to a Periodic Tenancy Producing £7,800 Per Annum

Tenure
Leasehold. The property is held on a 999 year lease from 1st January 2014 (thus approximately **987 years unexpired**).

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

Tenancy
The property is subject to a Periodic Tenancy at a rent of £650 per calendar month.

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

Description
The property comprises a first floor studio flat situated within a corner building arranged over ground and four upper floors.

Accommodation
First Floor
Studio Room
Kitchenette
Bathroom

EPC Rating C



LOT 167 Flat 428, 2 Moorfields, Liverpool, Merseyside L2 2BT

*Guide Price
£20,000-£40,000

A Fourth Floor Studio Flat Subject to a Periodic Tenancy Producing £7,800 Per Annum

Tenure
Leasehold. The property is held on a 999 year lease from 27th September 2017 (thus approximately **990 years unexpired)**
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Location
The property is situated on a residential road close to local shops and amenities. The open spaces of St John's Gardens are within easy reach. Transport links are provided by Liverpool Lime rail station.

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

Accommodation
Fourth Floor
Studio Room
Kitchenette
Bathroom

Tenancy
The property is subject to a Periodic Tenancy at a rent of £650 per calendar month.









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LOT 167A | Former Salvation Army, Somersby Avenue, Mablethorpe, Lincolnshire LN12 1HH

*Guide Price
£100,000+

A Vacant Single Storey Detached Building. Potential for Development (Subject to Obtaining all Relevant Consents)

Location
The property is situated on a mixed use road close to local shops and amenities. The open spaces of Mablethorpe Beach are within easy reach. Transport links are provided by the A16 to the west.

Description
The property comprises a single storey detached building. The vendor has had a positive pre-app for residential conversion. 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

Accommodation
Ground Floor
Room
Kitchen
WCs
Storage Area

G.I.A. Approximately 197 sq m

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

EPC Rating C









LOT 168 | 37 Kent Road, Blackpool, Lancashire FY1 5HH

*Guide Price
£25,000-£50,000

A Vacant Two Bedroom Mid Terrace House in Need of Modernisation. 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 Blackpool Beach are within easy reach. Transport links are provided by Blackpool South 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 168A | Flat 208 Queensland Place, Queensland Street, Liverpool, Merseyside L7 3HD

*Guide Price
£5,000+

A Vacant First Floor Studio Flat

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

Description
The property comprises a first floor studio flat situated within a purpose built building arranged over ground and five upper floors. The building benefits from communal ancillary areas.

Tenure
Leasehold. The property is held on a 250 year lease from 1st January 2016 (thus approximately **239 years unexpired**).

Accommodation
First Floor
Studio Room
Bathroom

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



LOT 168B | Flat 245 Queensland Place, Queensland Street, Liverpool, Merseyside L7 3HD

*Guide Price
£5,000+

A Vacant Second Floor Studio Flat

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

Description
The property comprises a second floor studio flat situated within a purpose built building arranged over ground and five upper floors. The building benefits from communal ancillary areas.

Tenure
Leasehold. The property is held on a 250 year lease from 1st January 2016 (thus approximately **239 years unexpired**).

Accommodation
Second Floor
Studio Room
Bathroom

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



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LOT 169 Unit 504 Kentish House, Parham Road, Canterbury, Kent CT1 1LQ

*Guide Price
£20,000+

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 170 Flat 407 The Printworks, Hodgson Street, Sheffield, South Yorkshire S3 7WQ

*Guide Price
£15,000-£30,000

A Fourth Floor Studio Flat Subject to a Periodic Tenancy Producing £8,844 Per Annum (Reflecting a Gross Initial Yield of 44.2%)

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of The University of Sheffield and Sheffield Hallam University are within easy reach. Transport links are provided by West Street tram stop, Meadowhall rail station and the M1.

Description
The property comprises a fourth floor studio flat situated within a purpose built block arranged over ground and five upper floors. The property benefits from a communal gym and laundry room.

Note
DISCLAIMER - the internal photos are of Flat 408, however both flats are mirror image of each other.

Tenure
Leasehold. The property is held on a 195 year lease from October 2016 (thus approximately **185 years unexpired**).

Accommodation
Fourth Floor
Studio Room
Bathroom

Tenancy
The property is subject to a Periodic Tenancy at a rent of £737 per calendar month.



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LOT 171

Flat 408 The Printworks, Hodgson Street, Sheffield, South Yorkshire S3 7WQ

*Guide Price
£15,000-£30,000

A Fourth Floor Studio Flat Subject to a Periodic Tenancy Producing £9,108 Per Annum (Reflecting a Gross Initial Yield of 45.54%)



Tenure
Leasehold. The property is held on a 195 year lease from October 2016 (thus approximately **185 years unexpired**).

Location
The property is situated on a residential road close to local shops and amenities. The open spaces of The University of Sheffield and Sheffield Hallam University are within easy reach. Transport links are provided by West Street tram stop, Meadowhall rail station and the M1.

Description
The property comprises a fourth floor studio flat situated within a purpose built block arranged over ground and five upper floors. The property benefits from a communal gym and laundry room.

Accommodation
Fourth Floor
Studio Room
Bathroom

Tenancy
The property is subject to a Periodic Tenancy at a rent of £759 per calendar month.

LOT 172

Rear of 292 Weelsby Street, Grimsby, North East Lincolnshire DN32 8AB

*Guide Price
£29,000+

A Detached Commercial Building and Secure Yard Currently Used as a Workshop Subject to a Lease Producing £4,200 Per Annum



Tenure
Freehold

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

Tenancy
The property is subject to an FRI lease for a term of 5 years expiring on 6th August 2028 at a rent of £4,200 per annum (plus VAT if requested).

Description
The property comprises a detached commercial building currently used as a ground floor workshop with first floor ancillary space.

Accommodation
Ground Floor
Workshop Area Approximately 283 sq ft

First Floor
Ancillary Space Approximately 195 sq ft

Exterior
The property benefits from a front yard measuring approximately 668 sq ft.









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LOT 173 Freehold of Rutland Place, The Rutts, Bushey, Hertfordshire WD23 1ND

*Guide Price
£5,000+

A Freehold Detached Block Arranged to Provide Sixty Two Flats (All Sold Off on Long Leases at Peppercorn Ground Rents). Potential for a Single Storey Extension to Create Further 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 King George Recreation Ground are within easy reach. Transport links are provided by Stanmore underground station (Jubilee line) and Bushey rail station.

Description
The property comprises a detached block arranged to provide sixty two flats across lower ground, ground and three upper floors.

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

LOT 173A Land and Garages off Eastbrook Avenue, Radcliffe, Manchester, Bury M26 2RT

*Guide Price
£40,000+

Fifteen Single Storey Lock Up Garages Situated on a Plot of Land Measuring Approximately 366 sq m (3,942 sq ft) Fully Let Producing £7,068 Per Annum





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

Description
The property comprises fifteen single storey lock up garages situated on a plot of land measuring approximately 366 sq m (3,942 sq ft).

Tenancy
The garages are let at a rent of £589 per calendar month.

Tenure
Freehold

Note
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LOT 174

Garage at 64 Brooklands Road, Brantham, Manningtree, Suffolk CO11 1RP

*Guide Price
£5,000+

A Vacant Single Storey Lock Up Garage

Tenure
Freehold

Location
The garage is situated on a residential road close to local shops and amenities. The open spaces of Merriam Close Playground are within easy reach. Transport links are provided by Manningtree rail station and the A137.

Description
The property comprises a single storey lock up garage.



LOT 175

Garage 6 Rotherwick Court, 72 Alexandra Road, Farnborough, Hampshire GU14 6DD

*Guide Price
£5,000+

A Vacant Single Storey Lock Up Garage

Tenure
Freehold

Location
The garage is situated on a residential road close to local shops and amenities. The open spaces of King George V Playing Field are within easy reach. Transport links are provided by North Camp rail station.

Description
The property comprises a single storey lock up garage.



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LOT 176 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 177 Garage at Chestnut Court, 14 Lancaster Road, South Norwood, London SE25 4AH

*Guide Price
£10,000+

A Vacant Single Storey Lock Up Garage

Tenure
Leasehed. The property is held on a 199 year lease from 25th December 1968 (thus approximately **141 years unexpired**).

Location
The garage 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 Crystal Palace station rail station.

Description
The property comprises a single storey lock up garage



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LOT 178 Garage at 8 Richmond Close, Chandler's Ford, Eastleigh, Hampshire SO53 5RA

*Guide Price
£10,000+

A Vacant Single Storey Lock Up Garage

Tenure
Freehold

Location
The garage is situated on a residential road close to local shops and amenities. The open spaces of Hiltingbury Recreation Ground are within easy reach. Transport links are provided by Chandler's Ford rail station.

Description
The property comprises a single storey lock up garage.



LOT 179 Garages G1, G2, G4, G6 - G12, G16-G19 at Duncan Court, Andover, Hampshire SP10 1QF

*Guide Price
Sold Prior

Fourteen Single Storey Lock Up Garages Situated on a Plot of Land Measuring Approximately 4,210 sq ft Fully Let Producing £10,620 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 Vigo Park are within easy reach. Transport links are provided by Andover rail station.

Description
The property comprises a fourteen single storey lock up garages situated on a plot of land measuring approximately 4,210 sq ft.

Tenancy
The garages are fully let at a combined rent of £885 per calendar month.







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LOT 180 Garages 3,5 & 6 Benbow Court, Andover, Hampshire SP10 1PW

*Guide Price
£5,000+

Three Single Storey Lock Up Garages Fully Let Producing £2,340 Per Annum

Tenure
Freehold

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

Description
The property comprises a three single storey lock up garages.

Tenancy
The garages are fully let at a combined rent of £195 per calendar month.





LOT 181 Garages and Land to the Rear of 41 Jeymer Drive, Greenford, Middlesex UB6 8NS

*Guide Price
£20,000-£60,000

Two Large Garages/Storage Units Situated on Plot of Land Measuring Approximately 100 sq m (1,076 sq ft)

Tenure
Freehold

Location
The land is situated on a residential road close to local shops and amenities. The open spaces of Horsenden Hill are within easy reach. Transport links are provided by Greenford underground station (Central line) and rail station.

Description
The lot comprises two garages/storage units situated a plot of land measuring approximately 100 sq m (1,076 sq ft).



Note
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LOT 182 Garage 33, Hartshill Road, Tadley, Hampshire RG26 4DE

*Guide Price
£5,000-£15,000

A Vacant Single Storey Lock Up Garage

Tenure
Freehold

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

Description
The lot comprises a single storey lock up garage.



LOT 183 Garage 11 Hilltop Court, 345 Grange Road, Selhurst, London SE19 3BX

*Guide Price
£5,000+

A Vacant Single Storey Lock Up Garage

Tenure
Freehold

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

Description
The property comprises a single storey lock up garage.



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LOT 184 Garages G10 - G18 Benbow Court, Andover, Hampshire SP10 1PW

*Guide Price
£30,000+

Nine Single Storey Lock Up Garages Situated on a Plot of Land Measuring Approximately 4,209 sq ft Fully Let Producing £6,900 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 Vigo Park 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 4,209 sq ft.

Tenancy
The garages are fully let at a combined rent of £575 per calendar month.





LOT 184A Land and Garage to the Rear of 55 Brennan Road, Tilbury, Thurrock RM18 8AL

*Guide Price
£20,000+

A Single Storey Lock Up Garage Situated on a Plot of Land Measuring Approximately 98 sq m (1,055 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

Description
The lot comprises a garage situated on a plot of land measuring approximately 98 sq m (1,055 sq ft). Plans have been drawn up for the erection of a dwelling. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.

Location
The land is situated on a residential road close to local shops and amenities. The open spaces of King George's Field are within easy reach. Transport links are provided by Tilbury 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. The property has not been inspected by Auction House London. All information has been supplied by the vendor.





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LOT 185

Land & Buildings lying to the North of Hanover Street, Herne Bay, Kent CT6 5EH

*Guide Price
£80,000-£100,000

A Plot of Land Measuring Approximately 271 sq m (2,920 sq ft). Offered With Planning Permission to Demolish the Existing Storage Units and Erect 2 x Three Bedroom Houses

Location
The land is situated within Herne Bay town centre on a residential road close to local shops and amenities. The open spaces of Herne Bay Beach are within easy reach. Transport links are provided by Herne Bay rail station and Triangle bus route.

Planning
Canterbury Borough Council granted the following planning permission (ref: CA/20/02725) on 25th September 2026 : 'Erection of 2 no. three-storey semi-detached dwellings following demolition of existing storage units'.

Tenure
Freehold

Description
The lot comprises a plot of land measuring approximately 271 sq m (2,920 sq ft).

Note
The site area depicted within the plan in the auction particulars is for indicative purposes only. Additionally, any measurements stated may not be exact.





LOT 186

Land at Tarbet Drive, Bolton, Lancashire BL2 6LT

*Guide Price
£150,000+

A Plot of Land Measuring Approximately 2,660 sq m (28,633 sq ft). Offered With Planning Permission for the Erection of Two Detached Houses

Tenure
Freehold

Location
The land is situated on a residential road close to local shops and amenities. The open spaces of New House Farm Playing Fields are within easy reach. Transport links are provided by Bolton rail station and Bury Road.

Planning
Bolton Borough Council granted the following planning permission (ref: 16469/23) on 31st December 2024 : 'Outline planning application for two residential dwellings, each accessed separately from Tarbet Drive via existing private driveways'.

Further Information
The seller has advised there is further potential to erect 8 dwellings (subject to relevant consents).

Description
The lot comprises a plot of land measuring approximately 2,660 sq m (28,633 sq ft). The plot benefits from four access points (three vehicular).

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 186A | Land to the North and West of 19 Filgrave, Newport Pagnell, Buckinghamshire MK16 9ET

*Guide Price
£70,000+

A Plot of Land Measuring Approximately 513 sq m (5,520 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)

Tenure
Freehold

Location
The land is situated on a residential road close to local shops and amenities. The open spaces of Emberton Playing Fields are within easy reach. Transport links are provided by Wolverton rail station and the A509.

Description
The lot comprises a plot of land measuring approximately 513 sq m (5,520 sq ft).

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.









LOT 187 | Land On The East Side of 53 Fotherby Court, Maidenhead, Windsor and Maidenhead SL6 1SU

*Guide Price
£25,000+

A Plot of Land Measuring Approximately 109 sq m (1,173 sq ft)

Tenure
Freehold

Description
The lot comprises a plot of land measuring approximately 109 sq m (1,173 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.

Location
The land is situated on a residential road close to local shops and amenities. The open spaces of Braywick Park are within easy reach. Transport links are provided by Maidenhead underground (Elizabeth line) 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. 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 187A | Land Adjacent to 24 Broadhope Avenue, Stanford-le-Hope, Essex SS17 0SJ

*Guide Price
£50,000+

A Plot of Land Measuring Approximately 191 sq m (2,056 sq ft) Offered With Planning Permission for the Erection of 2 x One Bedroom Flats

Tenure
Freehold

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

Planning
Thurrock Borough Council granted the following planning permission (ref: 24/01236/FUL) on 28th January 2025 : 'Sub-divide the plot of 24 Broadhope Avenue into 2 to allow for the construction of a new build containing 2no. 1 bedroom flats with private parking'.

Description
The lot comprises a plot of land measuring approximately 191 sq m (2,056 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. The property has not been inspected by Auction House London. All information has been supplied by the vendor.







LOT 188 | Land Adjacent to 34 Queens Road, Ware, Hertfordshire SG12 7DN

*Guide Price
£35,000+

A Plot of Land Measuring Approximately 108 sq m (1,163 sq ft)

Tenure
Freehold

Location
The land is situated on a residential road close to local shops and amenities. The open spaces of King George's Field are within easy reach. Transport links are provided by Ware rail station.

Description
The lot comprises a plot of land measuring approximately 108 sq m (1,163 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 189 Plot 1 Land at New Bridge Road, Glen Parva, Leicester, Leicestershire LE2 9TG

*Guide Price
£15,000+

A Plot of Land Measuring Approximately 1.5 Acres / 6,419 sq m (69,094 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)

Location
The land is situated on a residential road close to local shops and amenities. The open spaces of Jubilee Park are within easy reach. Transport links are provided by South Wigston rail station and the M1.

Description
A plot of land extending to approx. 1.5 Acres (6,419 sq m / 69,094 sq ft) with conceptual plans drawn up for a dwelling (no formal planning application has been submitted). Draft drawings are available upon request.

Auction House London gives no warranties regarding this scheme or the validity of the plans. Buyers must rely entirely on their own enquiries regarding development potential, permissions, and planning history.

Tenure
Freehold

Note
Plans and measurements are indicative only. Portions of the plot may comprise be subject to Tree Preservation Orders. Buyers must rely on their own enquiries regarding exact boundaries, rights, consents, and development potential.







LOT 190 Plot 2 Land at New Bridge Road, Glen Parva, Leicester, Leicestershire LE2 9TG

*Guide Price
£15,000+

A Plot of Land Measuring Approximately 20 Acres / 80,037 sq m (861,516 sq ft)

Location
The land is situated on a residential road close to local shops and amenities. The open spaces of Jubilee Park are within easy reach. Transport links are provided by South Wigston rail station and the M1.

Description
The lot comprises a plot of land measuring approximately 20 Acres / 80,037 sq m (861,516 sq ft).

Tenure
Freehold

Note
Plans and measurements are indicative only. Portions of the plot may be subject to Tree Preservation Orders. Buyers must rely on their own enquiries regarding exact boundaries, rights, consents, and development potential.





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LOT 191 | Land at Moses View, Shireoaks, Worksop, Nottinghamshire S81 8NH

*Guide Price
£20,000+

A Plot of Land Measuring Approximately 0.6 Acres / 2,627 sq m (28,281 sq ft). Potential for Development (Subject to Obtaining all Relevant Consents)

Location
The land is situated on a residential road close to local shops and amenities. Numerous green open spaces are within easy reach. Transport links are provided by Shireoaks rail station and the A57.

Description
The lot comprises a plot of land measuring approximately 0.6 Acres / 2,627 sq m (28,281 sq ft) with conceptual plans drawn up for a dwelling (no formal planning application has been submitted). Draft drawings are available upon request.

Auction House London gives no warranties regarding this scheme or the validity of the plans. Buyers must rely entirely on their own enquiries regarding development potential, permissions, and planning history.

Tenure
Freehold

Note
Plans and measurements are indicative only. Portions of the plot may comprise adopted highway land or be subject to Tree Preservation Orders. Buyers must rely on their own enquiries regarding exact boundaries, rights, consents, and development potential.







LOT 191A | Land Adjacent to 35 Ockham Drive, Orpington, Kent BR5 3DT

*Guide Price
£5,000-£20,000

A Plot of Land Measuring Approximately 161 sq m (1,734 sq ft)

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

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

Tenure
Freehold

Description
The lot comprises a plot of land measuring approximately 161 sq m (1,734 sq ft). Plans have been drawn up for the erection of a two bedroom dwelling. No planning application has been submitted for this scheme. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential, permissions required and any previous planning history in respect of this site.





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LOT 192 | Land at Torrance Close, Hornchurch, Essex RM11 1JT

*Guide Price
£45,000-£65,000

A Plot of Land Measuring Approximately 293 sq m (3,158 sq ft).

Tenure
Freehold

Description
The lot comprises a plot of land measuring approximately 293 sq m (3,158 sq ft). Plans have been drawn up for the erection of a detached office building and two parking spaces. 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.

Further Information
Planning was previously submitted for the erection of a residential dwelling, however this was refused. Buyers are deemed to rely on their own enquiries.

Location
The land 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 Emerson Park overground station and Romford rail station.

Note
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LOT 192A | Land to the South of Quinnell Drive, Hailsham, East Sussex BN27 1QN

*Guide Price
£5,000-£20,000

A Plot of Land Measuring Approximately 335 sq m (3,605 sq ft)

Tenure
Freehold

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

Description
A triangular shaped parcel of land measuring approximately 335 sq m (3,605 sq ft).

Note
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LOT 193 | Land Off Llanwonno Road, Mountain Ash, Mid Glamorgan CF45 3NB

*Guide Price
£5,000-£10,000

A Plot of Land Measuring Approximately 2 Acres (8,093 sq m)

Tenure
Freehold

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

Description
A parcel of land measuring approximately 2 acres (8,093 sq m).

Note
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LOT 193A | 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 194 Plot 2 Aysgarth, Leyburn, North Yorkshire DL8 3AD

*Guide Price
£8,000+

A Plot of Land Measuring Approximately 200 sq m (2,153 sq ft)

Tenure
Freehold

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 the A684.

Description
The lot comprises a plot of land measuring approximately 200 sq m (2,153 sq ft).

Note
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LOT 195 Plot 6 Station Road, Shirehampton, Bristol, Avon BS11 9XA

*Guide Price
£6,000+

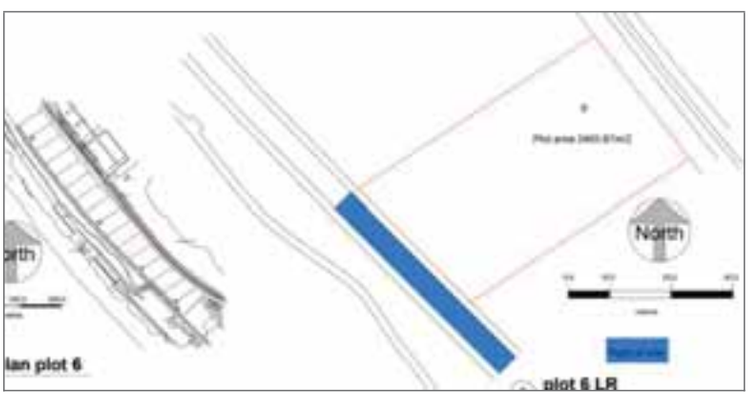
A Plot of Land Measuring Approximately 2,494 sq m (26,845 sq ft)

Tenure
Freehold

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

Description
The lot comprises a plot of land measuring approximately 2,494 sq m (26,845 sq ft).

Note
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LOT 196 Compound 4, Par Moor Road, Communication Centre, Par, Cornwall PL24 2SQ

*Guide Price
£5,000+

A Plot of Land Rectangular in Shape 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 Rectangular in Shape Comprised of Hardstanding.

Note
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LOT 197 Compound 2, 64 Briggate, Brighouse, Calderdale HD6 1EF

*Guide Price
£5,000+

A Plot of Land Measuring Approximately 50 sq m (538 sq ft)

Tenure
Freehold

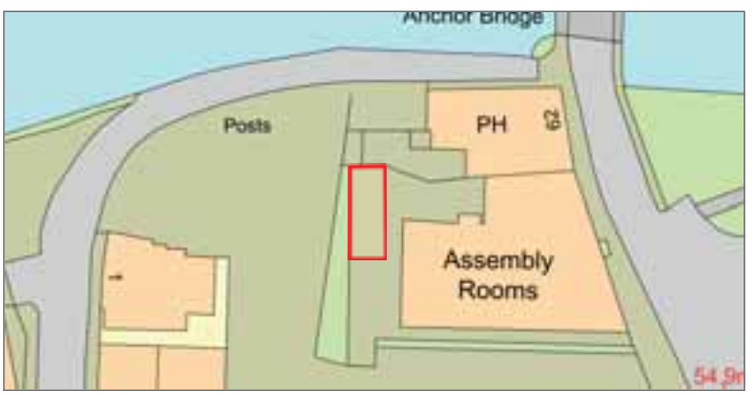
Location
The land is situated on a residential road close to local shops and amenities. The open spaces of Wellhome Park Brighouse are within easy reach. Transport links are provided by Brighouse rail station.

Description
The lot comprises a plot of land measuring approximately 50 sq m (538 sq ft).

Note
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Note
VAT is applicable





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LOT 197A | 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
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LOT 198 | Land Adjacent to 44 Silver Birch Grove, Trowbridge, Wiltshire BA14 0JQ

*Guide Price
£10,000-£30,000

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
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LOT 199

Land and Roadways Lying To East Side Of Grovehurst Road, Sittingbourne, Kent ME10 2SN

*Guide Price
£1,000+

Land and Roadways Measuring Approximately 0.2 acres/ 809 sq m (8,712 sq ft). Potential for a Variety of Uses (Subject to Obtaining all Relevant Consents).

Tenure
Freehold

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

Description
The property comprises land and roadways measuring approximately 0.2 acres/ 809 sq m (8,712 sq ft).

Note
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LOT 200

49 Queen Street, Grange Villa, Chester Le Street, Durham DH2 3LU

*Guide Price
Sold Prior

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 Riverside Park are within easy reach. Transport links are provided by Chester-le-Street 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 C



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LOT 201 | 13B Algernon Road, Kilburn, London NW6 6PU

*Guide Price
Sold Prior

A Vacant Ground and First Floor Three Bedroom Split Level Flat

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

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

Tenure
Leasehold. The property is held on a 125 year lease from 27th September 1996 (thus approximately **95 years unexpired**).

Accommodation
Ground Floor
Reception Room
Kitchen

First Floor
Three Bedrooms
Bathroom



LOT 202 | Flat 3, 60 Sunningfields Road, Hendon, London NW4 4RL

*Guide Price
Sold Prior

A Vacant First Floor Three Bedroom Flat

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

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

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

Accommodation
First Floor
Reception Room
Kitchen
Three Bedrooms
Bathroom

EPC Rating D



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LOT 203

Flat 3 Westmead, The Hart, Farnham, Surrey GU9 7HF

*Guide Price
Sold Prior

A First Floor Three Bedroom Flat

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

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

EPC Rating D

Tenure
Leasehold. The property is held on a 99 year lease from 29th September 1980 (thus approximately **53 years unexpired**).

Accommodation
First Floor
Reception Room
Kitchen
Three Bedrooms
Bathroom

On the Instructions of
LSL Property Services plc



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LOT 204

8 Week Completion Available or Earlier if Required

30 Wyvern Road, Purley, Surrey CR8 2NP

***Guide Price**

Sold Prior









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

Planning
Croydon Borough Council granted: (ref: 24/03393/FUL) on 12/09/2025 : ' Erection of single storey rear extension and rear dormer loft extension to facilitate the conversion of the existing dwellinghouse into 2 self-contained homes, with sub-division of rear garden, associated landscaping and provision of car parking, cycle and refuse storage.
The following planning application has been submitted to convert the property into a ten room HMO. A decision for this application is pending. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned application. Buyers must rely on their own enquiries with regard to any development potential, permissions required and previous planning history in respect of this site.

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

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

Accommodation
Ground Floor
Two Letting Rooms
Diner
Kitchen
WC

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

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

Proposed Accommodation
House 1
Ground Floor
Through Reception Room
Kitchen
Study Room
WC

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

House 2
Ground Floor
Through Reception Room
Kitchen
Study Room
WC

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

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LOT 205 Flat 27 Butterfield House, Berber Parade, Charlton, London SE18 4GA

*Guide Price
Sold Prior

A Fifth Floor Two Bedroom Flat

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

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

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

EPC Rating B

Accommodation
Fifth Floor
Open Plan Reception/Kitchen
Two Bedrooms
Two Bathrooms

Exterior
The property benefits from a balcony.

On the Instructions of
LSL Property Services plc







LOT 206 52A Frith Road, Leytonstone, London E11 4EY

*Guide Price
Sold Prior

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 Langthorpe Park are within easy reach. Transport links are provided by Leyton underground station (Central line) and Stratford rail station.

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

EPC Rating D

Tenure
Leasehold. The property is held on a 990 year lease from 17th September 2026 (thus approximately **990 years unexpired**).

Accommodation
Ground Floor
Reception Room
Kitchen
Bedroom
Bathroom

Exterior
The property benefits from a private rear garden.



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LOT 207

9 Victoria Road, Margate, Kent CT9 1LN

*Guide Price
Sold Prior

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 Dane Park are within easy reach. Transport links are provided by Margate rail station.

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

Accommodation
Lower Ground Floor
Reception Room

Ground Floor
Kitchen
Bathroom

First Floor
Bedroom

Second Floor
Two Bedrooms

Exterior
The property benefits from a rear yard

EPC Rating D











LOT 208

47 Castlegate, Malton, North Yorkshire YO17 7EA

*Guide Price
Sold Prior

A Vacant Commercial Grade II Listed Building Arranged to Provide a Ground Floor Commercial Showroom, Five Rooms to the First Floor and Outbuildings to the Rear, Situated on a Site Measuring Approximately 510 sq m (5,487 sq ft). Potential for Development, Subject to Obtaining All Necessary Consents.

Tenure
Freehold

Location
The property is situated on a mixed use road within the historic town of Malton close to local shops and amenities. The property holds a highly prominent position on the busy main road of Castlegate which connects the two towns of Malton & Norton. Transport links are provided by Malton rail station which is within walking distance, along with supermarkets such as Morrisons, Lidl & Asda.

Planning
The Malton and Norton on Derwent Neighbourhood Plan have encouraged and supported development for the property. The neighbourhood plan can be found within the legal pack.

EPC Rating B

Description
The property comprises a commercial Grade II Listed building arranged to provide a ground floor commercial showroom, five rooms to the first floor, outbuildings and rear yard which can be accessed through a private side archway and drive. The property requires a program of refurbishment.

Accommodation
Ground Floor
Commercial Showroom with glazed frontage.

First Floor
Five Rooms (planning consent for residential use previously obtained).

Exterior
The property benefits from a large rear yard with outbuildings.







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LOT 209

123 Cudworth Road, Willesborough, Ashford, Kent TN24 0BB

*Guide Price
Sold Prior

A Vacant Four Room 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 Victoria Park are within easy reach. Transport links are provided by Ashford International rail station and the M20.

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

Accommodation
Ground Floor
Through Reception Room
Kitchen
Bathroom

First Floor
Three Rooms

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

EPC Rating D



LOT 210

62 Crowther Road, South Norwood, London SE25 5QP

*Guide Price
Sold Prior

A Three Bedroom Semi Detached House in need of Refurbishment and Structural Repair

Tenure
Freehold

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

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

Accommodation
Ground Floor
Reception Room
Kitchen/Diner

First Floor
Three Bedrooms
Bathroom
Separate WC

Second Floor
Loft Room

Exterior
The property benefits from a rear garden.



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LOT 211

13 Grummant Road, Peckham, London SE15 5NQ

*Guide Price
Sold Prior

A Vacant Five Bedroom Semi Detached Fully Licensed HMO. Planning Permission was Previously Granted for a Three Storey Rear and Side Extension and a Single Storey Rear Extension to Convert the Property into Three Flats (Now Lapsed)



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 Peckham Rye rail station.

Description
The property comprises a five bedroom semi-detached house arranged over lower ground, ground and first floors.

Planning
Southwark Borough Council previously granted the following planning permission (ref: 16/AP/1097) on 18th May 2016 : 'Erection of three storey rear and side and single storey rear extension to existing 3 storey house to accommodate conversion into 3 flats (comprising 2 x 2 bed & 1 x 1 bed)'. Planning has now lapsed.

Tenure
Freehold

Accommodation
Lower Ground Floor
Two Bedrooms
Kitchen

Ground Floor
Two Reception Rooms
Bathroom

First Floor
Three Bedrooms

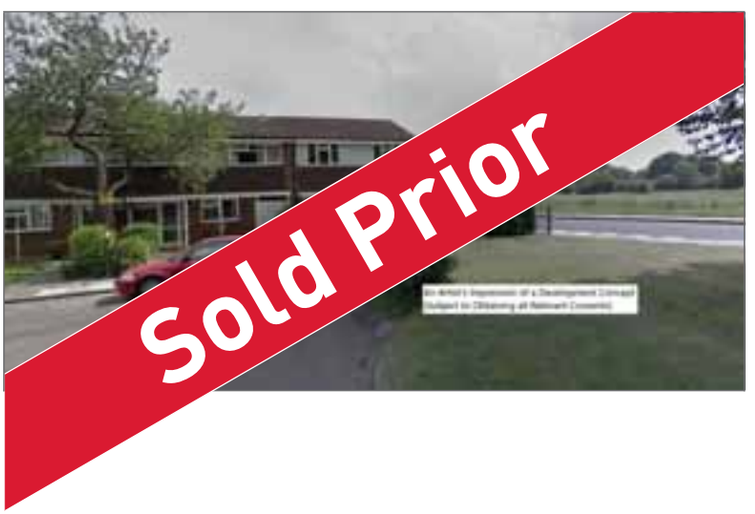
Exterior
The property benefits from a rear garden.

LOT 212

Land Adjacent to 8 Rushmead, Richmond, Surrey TW10 7NW

*Guide Price
Sold Prior

A Plot of Land Measuring Approximately 147 sq m (1,580 sq ft)



Tenure
Freehold

Description
The lot comprises a plot of land measuring approximately 147 sq m (1,580 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 Ham Common are within easy reach. Transport links are provided by Teddington 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. The property has not been inspected by Auction House London. All information has been supplied by the vendor.

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 213

122A Luton Road, Chatham, Kent ME4 5AD

*Guide Price
Sold Prior

A Lower Ground Floor One Bedroom Flat Offered with Vacant Possession

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

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

EPC Rating C

Tenure
Leasehold. The property is held on a 99 year lease from 15th June 1989 (thus approximately **62 years unexpired**).

Accommodation
Lower Ground Floor
Reception room
Kitchen
Bedroom
Utility Room
Bathroom

Exterior
The property benefits from allocated parking.



LOT 214

Apartment 404 Weymouth Building, 2 Deacon Street, Elephant & Castle, London SE17 1GB

*Guide Price
Sold Prior

A Fourth Floor One Bedroom Flat

Tenure
Leasehold. The property is held on a 250 year lease from 11th February 2016 (thus approximately **239 years unexpired**).

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

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

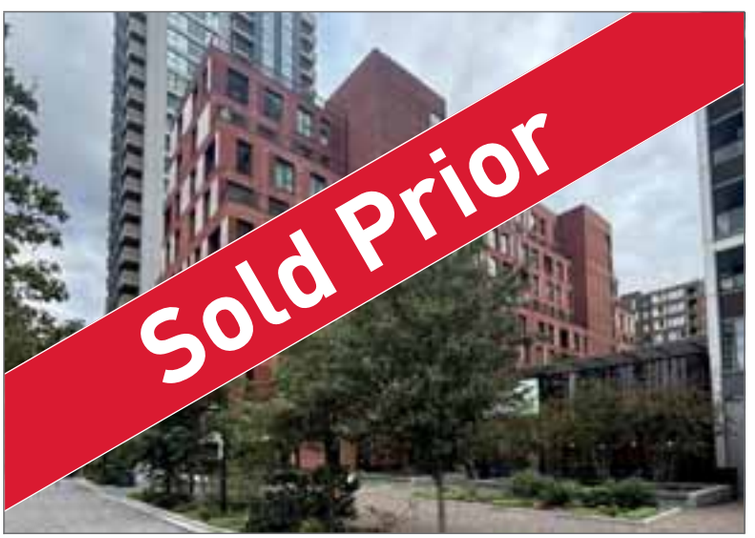
EPC Rating B

Accommodation
Fourth Floor
Open Plan Reception Room/Kitchen
Bedroom
Bathroom

Exterior
The property benefits from a balcony.

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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.

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.

A5.5 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

Common Auction Conditions (Edition 4)

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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 28th January
Wednesday 11th February & Thursday 12th February
Wednesday 4th March
Wednesday 18th March & Thursday 19th March
Wednesday 22nd April & Thursday 23rd April
Wednesday 13th May
Wednesday 27th May & Thursday 28th May
Wednesday 10th June
Wednesday 24th June & Thursday 25th June
Wednesday 15th July
Wednesday 29th July & Thursday 30th July
Wednesday 12th August
Wednesday 2nd September & Thursday 3rd September
Wednesday 7th October & Thursday 8th October
Wednesday 11th November & Thursday 12th November
Wednesday 9th December & Thursday 10th December

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