

## Thornton Heath

### Flat 1, 294 Brigstock Road, Croydon CR7 7JE

On the instructions of J Gershinson FRICS  
and A Packman MRICS of Allsop LLP acting  
as Joint Fixed Charge Receivers

#### A Leasehold Self-Contained Flat subject to an Assured Tenancy

##### Tenure

Leasehold. The property is held on a lease for a term  
of 99 years from 29th September 2002 (thus having  
approximately 117 years unexpired) at a current  
rent of £700 per annum.

The property is situated on the north side of  
Brigstock Road, to the west of Colliers Water Lane.  
Amenities are available along Brigstock Road,  
the more extensive facilities of Croydon town  
centre being located approximately 2.5 miles to the  
south. Communications are afforded by Thornton  
Heath Rail Station and the nearby A23.

##### Description

The property comprises a self-contained ground floor  
flat situated within a detached building arranged over  
ground and two upper floors beneath a pitched roof.

##### Accommodation

The property was not internally inspected by Allsop.  
The following information was provided by the  
Borrower. We understand the property provides:  
Reception Room, Bedroom, Kitchen, Bathroom/WC



##### Tenancy

We are informed by the Borrower that the property  
is subject to an Assured Shorthold Tenancy for a  
term of 12 months from 25th February 2010 at a  
current rent of £700 per calendar month.

**NB: Registered bidding applies to this lot.**  
**Prospective purchasers will need to deposit  
cleared funds of £15,000 in the Allsop Client  
Account prior to bidding. Please contact the  
Auctioneer for further details (Ref: RA/ZB).**

**Current Gross Rent Reserved  
£8,400 per annum**

**INVESTMENT – Leasehold Flat**

76  
LOT

## London N7

### 29 Brecknock Road, 4 Hargrave Place, Tufnell Park N7 0BT

On the instructions of J Gershinson FRICS  
and S Davidson MRICS of Allsop LLP acting  
as Joint Fixed Charge Receivers

#### A Leasehold Self-Contained Ground Floor Flat subject to an Assured Shorthold Tenancy

##### Tenure

Leasehold. The property is held on a lease for a term  
of 125 years from 29th September 2002 (thus having  
approximately 117 years unexpired). Please refer to  
the Seller's Solicitor for details of the ground rent  
payable.

##### Location

Located in the heart of vibrant Camden, the property  
is situated to the west side of Brecknock Road close  
to its junction with Camden Road (A503). Local  
shops and amenities are readily available on  
Brecknock Road and can also be found on Tufnell  
Park Road to the north. Communications are  
afforded by Tufnell Park Underground Station  
(Northern Line) to the north. Holloway Road (A1) is  
within 1 mile to the north of the property.

##### Description

The property comprises a self-contained ground floor  
flat situated within a mid terrace building arranged  
over ground and two upper floors. The property is  
accessed from the side via an entrance on Hargrave  
Place. There is a security entryphone system (not  
tested).



##### Accommodation

The property was not internally inspected by Allsop.  
The following information was obtained from a  
Valuation Report. We understand the property  
provides:  
Reception Room, Bedroom with En-suite Bathroom,  
Two further Rooms (no windows), Shower Room,  
Separate WC

##### Tenancy

We understand that the property is subject to  
an Assured Shorthold Tenancy for a term of  
12 months at a rent of £234.99 per week.

**Current Gross Rent Reserved  
£12,219.96 per annum**

**Leasehold Flat**

77  
LOT

## London SE15

### 12A Peckham Hill Street, Peckham SE15 6BN



**BY ORDER OF THE LONDON BOROUGH  
OF SOUTHWARK**

##### Tenure

Leasehold. The property is to be held on a new  
lease for a term of 125 years from the date of  
completion at an initial ground rent of £200 per  
annum.

##### Location

The property is situated on the west side of  
Peckham Hill Street close to its junction with  
Willow Brook Road. The amenities of Peckham  
town centre are situated approximately ¼ mile  
to the south. Rail services to London run from  
either Peckham Rye or Queens Road (Peckham)  
with road access provided by the A202  
(Peckham High Street) and A2 (Old Kent Road).  
The open spaces of Burgess Park are to the  
north-west.

##### Description

The property comprises a mid terrace house  
arranged over ground and first floors beneath a  
pitched roof. Externally there is a rear garden.

#### A Leasehold Mid Terrace House

**A SIX WEEK COMPLETION WILL APPLY TO THIS LOT**

##### Accommodation

**Ground Floor** – Reception Room, Kitchen  
**First Floor** – Two Bedrooms, Bathroom/WC

##### To View

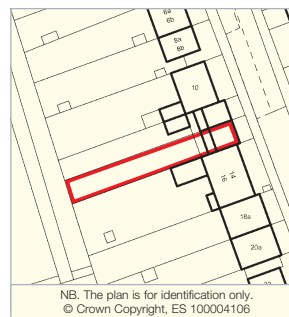
The property will be open for viewing every  
Tuesday and Saturday before the Auction  
between 11.30 – 12.00 noon.

NB. Prospective purchasers' attention is drawn  
to the Special Conditions of Sale, in particular  
Clause 3.

##### Seller's Solicitor

Southwark Legal Services (Ref: KR).  
Tel: 0207 525 3206 Fax: 0207 525 7609.

#### Vacant Possession



NB. The plan is for identification only.  
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**VACANT – Leasehold House**



78  
LOT

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £500 (including VAT) upon exchange of sale memoranda.