

**London SE22**  
**153B Dunston's Road,**  
**East Dulwich**  
**SE22 0HB**



**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 east side of of Dunston's Road close to its junction with Goodrich Road. The amenities of Lordship Lane are approximately ¼ mile to the west with Dulwich Village being within ¾ mile and Camberwell, Peckham and Forest Hill all within a two mile radius. Rail services run from North Dulwich Station with road access afforded by the A2216 (Lordship Lane) and A205 (Dulwich Common). The open spaces of Dulwich Park, with its boating lake, is close by as is Dulwich and Sydenham Hill Golf Course.

**A Leasehold Self-Contained First Floor Flat**

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

**Description**

The property comprises a self-contained flat situated on the first floor of a semi-detached building arranged over ground and first floors beneath a pitched slate clad roof.

**Accommodation**

Reception Room, Kitchen/Breakfast Room, Two Further Rooms (inter-connecting), Bathroom with wash basin and WC

**To View**

The property will be open for viewing before the Auction every Wednesday between 12.30 – 1.00 p.m. and every Saturday between 12.15 – 12.45 p.m.

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**

**VACANT – Leasehold Flat**



**London NW2**  
**119-119A Deacon Road,**  
**Willesden**  
**NW2 5NP**

**A Freehold Ground Rent Investment secured upon a Mid Terrace Building arranged to provide Two Self-Contained Flats**

**Tenure**

Freehold.

**Location**

Deacon Road is located off Chapter Road, which in turn runs off Dudden Hill Lane (A4088). The property is situated on the south side of Deacon Road. Local shops and amenities, including Dollis Hill Underground Station (Jubilee Line), are available with the open spaces of Roundwood Park and Gladstone Park both being within reach. The further shopping facilities of Brent Cross Shopping Centre are also available.

**Description**

The property comprises a ground rent investment secured upon a mid terrace building arranged over ground and first floors beneath a pitched roof. The building is internally arranged to provide two self-contained flats.



**Tenancy**

A schedule of Tenancies is set out below.

Flat	Terms of Tenancy	Current Rent £ p.a.
119	Subject to a Lease for a term of 125 years from 21st February 1969 (thus having approximately 84 years unexpired)	£12.60 pa
119A	Subject to a Lease for a term of 99 years from 31st December 2008 (thus having approximately 97 years unexpired)	£325 pa (rising)

**Total Current Rent Reserved**  
**£337.60 per annum**

**INVESTMENT – Freehold Ground Rent**

**Wealdstone**  
**51 Graham Road,**  
**Harrow,**  
**Middlesex**  
**HA3 5RP**

**A Freehold Reversionary Ground Rent Investment secured upon an End of Terrace Building arranged to provide Two Self-Contained Flats. Reversions from 2078**

**Tenure**

Freehold.

**Location**

The property is situated on the north side of Graham Road between its junctions with Wolseley Road and Whitefriars Avenue. Local shops and amenities can be found on the nearby High Street to the east. Harrow and Wealdstone Rail Station is to the south.

**Description**

The property comprises a ground rent investment secured upon an end of terrace building arranged over ground and first floors beneath a pitched roof. The property is arranged to provide two self-contained flats.



**Tenancies**

The ground floor flat No. 51 is held on a lease for a term of 99 years from 25th March 2004 (thus having approximately 93 years unexpired) at a ground rent of £150 per annum.

The first floor flat No. 51A is held on a lease for a term of 99 years from 24th June 1979 (thus having approximately 68 years unexpired) at a ground rent of £25 per annum.

**Total Current Rent Reserved**  
**£175 per annum (Reversions from 2078)**

**INVESTMENT – Freehold Ground Rent**

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.alltop.co.uk](http://www.alltop.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.