

## London SE5

### 42 Tayside Court, Basingdon Way, Denmark Hill SE5 8HD



BY ORDER OF 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

Tayside Court is situated on the south side of Basingdon Way which runs off of Blanchedown and Denmark Hill (A215). The amenities of Camberwell are located approximately half a mile to the north with Dulwich Village and Herne Hill situated a similar distance to the south and south-west respectively. Rail services run from Herne Hill, North Dulwich, East Dulwich, Denmark Hill and Loughborough Junction and provide good access to Central London. Road access is provided by the A15 (Denmark Hill) and A2214 (Dulwich Grove).

## A Leasehold Self-Contained Purpose Built Fourth Floor Flat

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

#### Description

The property comprises a self-contained flat situated on the fourth floor of a purpose built block arranged over ground and five upper floors.

#### Accommodation

Reception Room, Two Bedrooms, Kitchen, Bathroom/WC

#### To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 2.30 – 3.00 p.m.

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

## Vacant Possession

#### Seller's Solicitor

Southwark Legal Services (Ref: MB).  
Tel: 0207 525 3138 Fax: 0207 525 7609.



VACANT – Leasehold Flat

## London NW4

### Flat 2, Park Heights, 47 Sunningfields Road, Hendon NW4 4RA

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



#### Tenure

Leasehold. The property is held on a lease for a term of 99 years from 25th June 1978 (thus having approximately 67 years unexpired) at a ground rent of a peppercorn.

#### Location

The property is located on Sunningfields Road in the North-West London suburb of Hendon. Park Heights is located on the west side of Sunningfields Road. The extensive retail facilities of Brent Cross Shopping Centre are conveniently located approximately 1.8 miles to the south. Hendon Central Underground Station (Northern Line) is available to the south whilst the North Circular Road (A406) and M1 Motorway are also close by. The open spaces of Sunny Hill Park are readily available.

#### Description

The property comprises a self-contained ground floor flat situated within a purpose built block arranged over ground and three upper floors beneath a pitched roof. There are communal gardens to both the front and rear.

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

#### 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 with Kitchen, Two Bedrooms, Bathroom with WC

#### Tenancy

The Receivers have had sight of an unsigned Assured Shorthold Tenancy agreement provided by the Borrower for a term of 12 months from 20th August 2007 at a current rent of £16,560 per annum (Holding over).

The Receivers have been informed that the property will be offered vacant and the Receivers will not be found liable if the property is not vacant on completion.

#### To View

The property will be open for viewing every Tuesday and Thursday between 10.30 – 11.00 a.m. before the Auction.

#### Seller's Solicitor

Messrs Walker Morris (Ref: Ms H Sibson).  
Tel: 0113 2832500 Fax: 0113 245 9412.

Current Gross Rent  
Reserved  
**£16,560 per  
annum**

Leasehold Flat



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.