



# LOT 48

125A Charlemont Road  
East Ham, London E6 6HD

Of interest to owner occupiers and rental investors. A two bedroom ground floor flat requiring modernisation, well located for the shops, restaurants and cafés of Barking Road and East Ham Nature Reserve – Vacant

**Tenure**

Leasehold. 99 years from 29th September 1988. Ground rent £60 per annum. A Section 42 Notice of the Leasehold Reform, Housing and Urban Development Act 1993 to extend the lease has been served on the Landlord.

**Location**

- Located close to the junction with Alexandra Road
- Shopping facilities can be found close by along Barking Road, where there are numerous shops and restaurants
- East Ham Nature Reserve and Central Park are nearby and provide recreational facilities to the area

East Ham (District Line)

**Description**

- A ground floor flat
- Forming part of a mid terrace property
- Requires modernisation
- Rear garden

**Accommodation**

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

**Viewing. Please refer to our website**  
[www.savills.co.uk/auctions](http://www.savills.co.uk/auctions)



# LOT 49

16A Temple Road  
Cricklewood, London NW2 6PP

Of interest to owner occupiers and rental investors. A three bedroom first floor flat requiring modernisation, well located for the shops, restaurants and cafés of Cricklewood Broadway and Cricklewood Station – Vacant

**Tenure**

Leasehold. 99 years from 25th March 1965. Ground rent £10.50 per annum.

**Location**

- Located close to the junction with Newton Road
- Shopping facilities can be found close by along Cricklewood Broadway, where there are numerous shops and restaurants
- Gladstone Park is located nearby and provides recreational facilities to the area

Cricklewood

**Description**

- A first floor flat
- Forming part of a mid terrace property
- Requires modernisation
- Rear garden

**Accommodation**

- First Floor – Reception Room, Three Bedrooms, Kitchen, Bathroom/WC

**Viewing. Please refer to our website**  
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# LOT 50

Site adjacent to 33 Spencer Road  
Mitcham, Surrey CR4 4JP

Of interest to builders and developers. A rectangular site of approximately 1,400 sq ft with planning permission for a four bedroom dwelling of approximately 1,300 sq ft, well located close to shopping and recreational amenities of Mitcham – Vacant

**Tenure**

Freehold.

**Location**

- Located near to the junction of Spencer Road and Seymour Road
- A range of shopping facilities can be found nearby and to a further extent in the centre of Mitcham
- Recreational amenities of Mitcham Common and Poulter Park are within close distance

Mitcham Junction

**Description**

- A rectangular shaped site
- There are currently two single storey structures on the site

- Potential to alter the planning subject to consents

**Accommodation**

- Total Site Area Approximately 1,400 sq ft

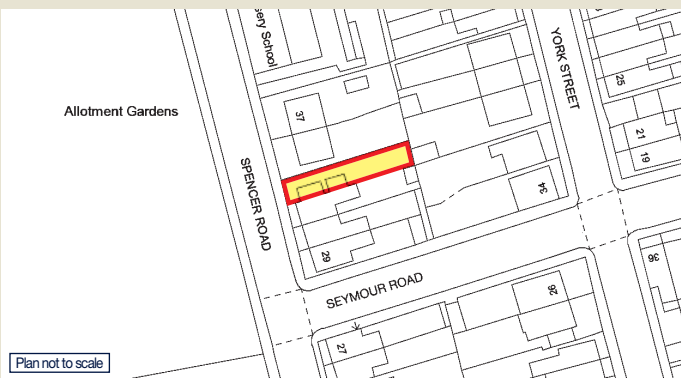
**Planning**

Permission C2017/76805/FUL was granted by Sutton Council on 21st June 2017 for the erection of two storey four bedroom semi-detached dwelling, including conversion of loft space and formation of rear dormer.

**Six Week Completion**

**Viewing.**

**Please refer to our website**  
[www.savills.co.uk/auctions](http://www.savills.co.uk/auctions)



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