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**Amendments Sheet: Auction Sale – Tuesday 11th November 2008 at 12 noon  
New Connaught Rooms, 61-65 Great Queen Street, London WC2**

THE SALE OF MOST LOTS IS SUBJECT TO FURTHER SPECIAL CONDITIONS OF SALE WHICH HAVE BEEN AVAILABLE PRIOR TO THE AUCTION.

**Each Successful Buyer will be required to pay to the Auctioneers, Messrs. Athawes, Son & Co., a non-refundable Buyer's Administration Fee of £150 (including VAT), or for the purchase of Ground Rents, a Buyer's Administration Fee of £100 (including VAT).**

All Lots will be offered on the basis only of the Particulars, the Common Auction Conditions and the Extra Conditions to be found in the Auction Brochure, and where applicable subject to further Special Conditions of sale, referred to above and any revisions, the amendments on all pages of this sheet, and as announced by the Auctioneer in the sale-room. Any Guide Prices provided indicate only the previous price region of properties which may be similar; they are issued without responsibility and subject to revision at any time without notice. The Auctioneers have not tested any services or appliances in the above properties when preparing these particulars nor carried out any building or site survey, and are also unable to confirm that the land and premises and any substances in or materials used in construction, or fittings, furnishings and equipment therein are fit for the use described for each Lot, or that every part complies with the relevant Town & Country Planning and/or Building Regulations, Housing Acts or any other Statutory requirements, or any Lease provisions and Restrictive Covenants affecting the properties; or whether parties to a tenancy have complied with the terms of any tenancy. No warranty is given that the rents of properties let are those properly chargeable. Unless expressly stated, no rights are hereby conferred by the Contracts (Rights of Third Parties) Act 1999. Attendance at any property is entirely at the attender's risk. Viewing of properties let has been by courtesy of the tenants and in some instances the Auctioneers have been unable to inspect; in these cases particulars have been based on details provided by the Seller or the Seller's Agents, or taken from the Rent Register or a Lease Plan, which the Auctioneers have been unable to verify. Please note that under clause A.3 of the Extra Conditions of Sale the Auctioneer has sole discretion to refuse any bid without giving reason. The successful bidder is under a Binding Contract immediately the Auctioneer's Hammer falls on his or her bid. The buyer is required to give to the Auctioneer's clerk his or her name, address and Solicitor's name and address and to sign the Memorandum of Contract and pay the specified deposit before leaving the saleroom.

**Notes**

**Lot A1 - Units 1-4, 40 Alpha Road, Surbiton, Surrey KT5 8BA (page on separate sheet)**

This property comprises B1 Office Unit. VAT is applicable to this Lot. This lot will be offered immediately after Lot 23. Please note that Lots A2-A4 (Units 2-4) are withdrawn.

**Lot 4 - 14 Jeddo Road, Shepherds Bush W12 9EQ (page 3)**

We understand that Room 1 is now vacant. The rent for Room 2 is £368 per month, thus at present producing £11,176 per annum with one room vacant. Details of the Assured Tenancies of Rooms 3 and 4 have been provided by the Seller.

**Lot 7 - 38 East Mead, Ruislip, Middlesex HA4 9HH (page 5)**

The property comprises Four Bedrooms (one with en-suite Shower/W.C., Bathroom, Separate W.C., Reception Room, Kitchen/Diner, Garage.

**Lot 8 - 67a Adelaide Grove, Shepherds Bush W12 0JX (page 5)**

The Seller's solicitors are Messrs. Prince Evans, 77 Uxbridge Road, Ealing W5 7AL (Telephone 020 8740 1089).

**Lot 9 - Former Church Premises, Goldney Avenue, Chippenham, Wiltshire SN15 1ND (page 6-7)**

There is in addition part of the rear accessway included in the sale which is subject to rights of way. The sale will be by reference to the title plan.

**Lot 11 - 18 Chamberlain Lane, Pinner, Middlesex HA5 2PH (page 9)**

There is a garage included in the sale.

**Lot 14 - 'Ekomp' adj 'The Nook', Colham Green Road, Hillingdon, Middlesex UB8 3QQ (page 11)**

There are two parking spaces and part driveway included in the sale.

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## **ATHAWES, SON & CO. Auction Sale 11th November 2008 AMENDMENTS SHEET**

### **Lot 15 - 2 Sycamore Hill, Friern Barnet N11 3PD (page 11)**

The property is held on Lease for 125 years from 1st December 1987 (thus having about 104 years unexpired) at a current ground rent of £70 per annum.

### **Lot 19 - 52 High Road, Willesden Green NW10 2PU (page 14)**

The property lies within Willesden Green Conservation Area. The return frontage to Linacre Road is about 70ft.

### **Lot 26 - 1 Horton Road, Datchet, Windsor, Berkshire SL3 9EN (page 21)**

The Solicitors are Messrs. Knipe Woodhouse-Smith. The property lies in a Conservation Area.

### **Lot 27 - 1/1a & 2/2a York Parade, Great West Road, Brentford, Middlesex TW8 9AA (page 22)**

The ground floor premises, 2 York Parade, is let on Lease for 10 years from 1st April 2006 at a rental of £6,800 per annum. Sale is by reference to the title plan (AGL91472).

### **Lot 29 - 148c High Street, Harlesden NW10 4SP (page 23)**

This property has not been inspected internally by the Auctioneers and the details provided have been taken from the Rent Register.

### **Lot 30 - First Floor Flat, 10 Heathfield Road, Acton W3 8EL (page 24)**

This property lies in a Conservation Area. The property is to be held on Lease for a term of 99 years from 1st January 2007 at an initial ground rent of £100 per annum.

### **Lot 31 - Ground Floor Flat, 10 Heathfield Road, Acton W3 8EL (page 24)**

This property lies in a Conservation Area. The property is held on Lease for a term of 99 years from 1st January 2007 at a current ground rent of £100 per annum.

### **Lot 36 - 2 Chypraze Court, Camborne, Cornwall TR14 7NX (page 29)**

The property also has a front garden area.

### **Lot 39 - Flat 5, 622 Hanworth Road, Hounslow, Middlesex TW4 5LJ (page 30)**

The property is to be held on Lease for 125 years from 29th September 2006 at an initial ground rent of £150 per annum.

### **Lot 41 - 244 Chiswick Village, Chiswick W4 3DF (page 32)**

This property is held on Lease for a term of 999 years from 1st January 1996 (thus having about 986 years unexpired) at a peppercorn ground rent and is also sold with a share in the freehold company.

### **Lot 45 - Parking Spaces and Garage r/o Gladstone Court, Grange Road, Ealing W5 5QR (page 34)**

The property is held on lease for a term of 999 years from 12th February 1990 at a peppercorn ground rent. The lock-up garage is sold on lease for 99 years from 5th December 1991 at a ground rent of £50 per annum. The property lies in a Conservation Area.

### **The following property has been sold prior:**

Lot 21 - 448-450 Fulham Road, Fulham SW6 1DL

### **The following property has been withdrawn:**

Lots A2-A4 – Units 2-4, 40 Alpha Road, Surbiton, Surrey KT5 8BA

Lot 18 – 16 Berkeley Close, Ruislip, Middlesex HA4 5LE

Lot 32 – 82 & 84 Mount Pleasant Lane, Bricket Wood, Hertfordshire AL2 3XD

*Bidders/Buyers are reminded that payment of the auction deposit to Athawes, Son & Co., shall be made by Banker's Draft or by Cheque drawn on a United Kingdom Clearing Bank; no cash will be accepted, and bidders/buyers will be asked to confirm identification in the auction saleroom by producing Evidence of Personal Identification and Evidence of Address as stated on page 35 of the Auction Brochure.*

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