

## Lot 4

35 Inglis Road, London, W5 3RL

By Order of the  
Mortgagees in Possession

- Freehold four storey semi-detached property
- Arranged as 4x self-contained flats

### Location:

The property is located on Inglis Road. Shopping amenities are available locally within Ealing with a further range of amenities found within Westfield Shopping Centre and within Central London both lying to the east. Public transport links are available at North Ealing London Underground Station (Piccadilly Line) located to the north and at Ealing Common London Underground Station (District Line) lying to the south along with a network of local bus services serving the surrounding areas. The property is served by road links including the A406 located to the west and the A40 lying to the north. Recreational pursuits are available at Ealing Common located to the south and at Walpole Park lying to the south west.

### Accommodation:

The auctioneers were unable to inspect the property at the time of print. It is understood that the property comprises 1x One bedroom flat, 2x Two bedroom flats and 1x Three bedroom flats. Purchasers are deemed to rely upon their own enquiries as to the internal layout of the property.

### EPC Rating:

To be confirmed.

### Council Tax Band:

E

### To view:

By arrangement with the auctioneers.



All enquiries Ref: Meghan Mamo

## Lot 5

165 Homefield Park, Sutton,  
Surrey, SM1 2DZ

Upon  
Instruction of **Countrywide**  
integrated solutions local expertise



All enquiries Ref: Meghan Mamo

- Leasehold flat
- 50 years remaining on the lease

### Location:

The property is located on Homefield Park which lies off Grove Road. Shopping amenities are available locally within Sutton with a further range of shops, bars and restaurants found in Croydon lying to the east and within Central London located to the north. Public transport links are available at Sutton Rail Station (Southern & Thameslink Services) lying to the east and at Cheam Rail Station (Southern Services) located to the south west along with a network of local bus services serving the surrounding areas. The property is served by road links including the A232 located to the north and the A217 lying to the west. Recreational pursuits are available at Cheam Park located to the west.



### Accommodation:

Two bedrooms, reception room, kitchen, bathroom/wc

### EPC Rating:

C

### Council Tax Band:

D

### Lease:

Held on a lease for a term of 99 years from 25th March 1975 at a ground rent of £120.00 per annum (rising).

### To view:

By arrangement with the auctioneers.