

London SW2
12 St Saviour's Road
Brixton
SW2 5HD

BY ORDER OF THE EXECUTOR

Tenure
Freehold.

Location
The property is located on the north side of St Saviour's Road, to the west of its junction with Brixton Hill. Local amenities and shopping facilities are readily available along Brixton Hill, with the more extensive facilities of both Streatham and Brixton also being within reach. Communications are afforded by Brixton Rail and Underground (Victoria Line) Stations and the nearby A23, which provides access to both the South Circular Road (A205) and the M25 Motorway. The open spaces of Brockwell Park, together with its Lido, are to the south-east.

Description
The property comprises a ground rent investment secured upon a detached building arranged over lower ground, ground and two upper floors. The building is internally arranged to provide four self-contained flats.

A Freehold Ground Rent Investment secured upon a Detached Building internally arranged to provide Four Self-Contained Flats

Tenancies
A schedule of Tenancies is set out opposite.

Rights of Pre-emption
The lessees HAVE elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

Management and Insurance
The Freeholder has the right to manage and insure.

Seller's Solicitor
Messrs William Sturges (Ref: JP).
Tel: 0207 873 1000.
Email: jonathan.picken@williamsturges.co.uk

Total Current
Rents Reserved
£400 per annum

INVESTMENT – Freehold Ground Rent



Flat	Floor	Terms of Tenancy	Years Unexpired	Current Rent Reserved £ p.a.
12A	Basement	Subject to a lease for a term of 125 years from 24th June 2003	110	£100 p.a.
12B	Ground	Subject to a lease for a term of 125 years from 25th March 2003	110	£100 p.a.
12C	First	Subject to a lease for a term of 125 years from 25th March 2003	110	£100 p.a.
12D	Second	Subject to a lease for a term of 125 years from 25th March 2003	110	£100 p.a.

London NW9
203A West Hendon
Broadway,
Edgware
NW9 7DE

BY ORDER OF A HOUSING ASSOCIATION

Tenure
Leasehold. The property is held on a lease for a term of 99 years from 25th March 1990 (thus having approximately 71 years unexpired) at a peppercorn ground rent.

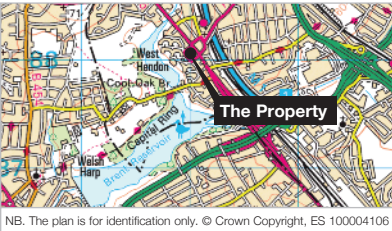
Location
The property is located on the west side of West Hendon Broadway (A5), to the south-east of its junction with Herbert Road. Shops and amenities are available along West Hendon Broadway, with further extensive shopping facilities being accessible at Brent Cross Shopping Centre. Rail services run from Hendon Station to the north-east and Hendon Central Underground Station (Northern Line) is further to the north-east. The open spaces of York Park are within reach.

Description
The property comprises a self-contained first and second floor maisonette situated within a terrace building arranged over ground, and two upper floors.

A Leasehold Self-Contained First and Second Floor Maisonette

Accommodation
First Floor – Open Plan Reception Room/Kitchen, Two Rooms, Bathroom, Laundry Room
Second Floor – Three Bedrooms, Bathroom

To View
The property will be open for viewing every Wednesday between 9.30 – 10.00 a.m. and Saturday between 10.30 – 11.00 a.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).



Vacant Possession

VACANT – Leasehold Maisonette



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.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.