

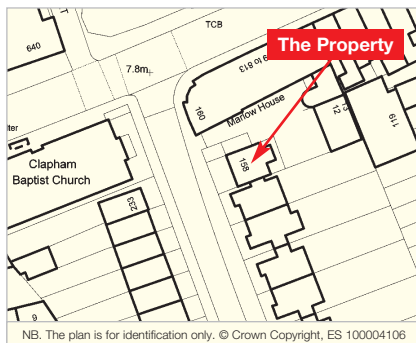
## London SW4

### Lower Ground Floor Flat, 158 Victoria Rise Clapham SW4 ONW

- **A Leasehold Self-Contained Lower Ground Floor Flat Subject to an Assured Shorthold Tenancy**
- Providing Three Bedroom Accommodation
- Current Gross Rent Reserved **£28,800 per annum (equivalent)**

On the instructions of V Liddell MRICS  
and P Mayo MRICS acting as Joint Fixed  
Charge Receivers

**allsop**



#### **Seller's Solicitor**

Messrs Addleshaw Goddard LLP (Ref: MB).  
Tel: 0207 160 3531.

Email:  
michelle.bajcar@addleshawgoddard.com

#### **Leasehold Flat**



#### **Tenure**

Leasehold. The property is subject to a lease for a term of 121.5 years from 13th February 2003 (thus having approximately 108 years unexpired) at a current ground rent of £100 per annum.

#### **Location**

The property is situated on the east side of Victoria Rise, to the south of its junction with Wandsworth Road (A3036). Local shops and amenities are available along Wandsworth Road, with the additional and more extensive facilities of Battersea and Clapham accessible to the west and east respectively. Wandsworth Road Rail Station is approximately 0.6 miles to the north-east, providing direct and regular access into London Victoria. Nearby Underground services run from Clapham Common Station (Northern Line). The nearby A3 provides access to the A205 (South Circular Road). The open spaces of Clapham Common are to the south.

#### **Description**

The property comprises a self-contained lower ground floor flat situated within an attractive semi-detached building arranged over lower ground, raised ground and two upper floors beneath a pitched roof. The property benefits from a small rear courtyard.

#### **Accommodation**

The Receivers have not internally inspected the property but understand from a valuation report that the property provides:

#### **Three Bedroom Accommodation**

#### **Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 1st November 2015 at a current rent of £2,400 per calendar month.

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 £750 (including VAT) upon exchange of sale memoranda.