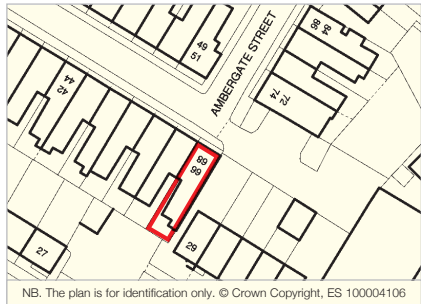


London SE17
66 & 68 Ambergate
Street,
Kennington
SE17 3RX

- **A Freehold Well Located End of Terrace Building**
- Internally arranged to provide Two Self-Contained Purpose Built Flats
- Each Flat subject to an Assured Shorthold Tenancy
- Possible potential for Loft Conversion subject to obtaining all necessary consents
- Total Current Rent Reserved **£39,540 per annum (equivalent)**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



To View

The property will be open for viewing every Monday and Friday before the Auction between 4.00 – 4.30 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs ABGM Solicitors (Ref: David Jason).
Tel: 0207 499 5000.
Email: david.jason@abgmlaw.com

INVESTMENT – Freehold Building



Tenure

Freehold.

Location

The property is situated on the south side of Ambergate Street, to the east of its junction with Alberta Street. Kennington Park Road (A3) is a short distance to the west, which in turn provides access to Brixton Road (A23) to the south and New Kent Road (A201) to the north. Local shops and amenities are available along Kennington Park Road. Kennington Underground Station (Northern Line) is less than a 200m walk from the property. Kenning Park and the Oval cricket ground are also nearby.

Description

The property comprises an end of terrace building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide two self-contained flats. Each flat benefits from a private area outside to the rear. The property may afford potential for a loft conversion, subject to obtaining all necessary consents.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Planning

Local Planning Authority: Southwark Council.
Tel: 0207 525 5403.

The property may afford possible potential for a loft conversion, subject to obtaining all necessary consents.

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.
66	Ground	Reception Room, Two Bedrooms, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st July 2017	£1,645 p.c.m.
68	First	Reception Room, Two Bedrooms, Kitchen, Bathroom, Separate WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 10th May 2017	£1,650 p.c.m.

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.allsoop.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.