

## London WC1H

**Flat 108,  
Queen Alexandra  
Mansions,  
Tonbridge Street,  
Kings Cross  
WC1H 9DW**

- **A Well Located Leasehold Self-Contained Ground Floor Flat**
- Subject to an Assured Shorthold Tenancy
- Current Gross Rent Reserved

**£18,200.04 per annum (equivalent)**



### To View

Please email jimmy.bruce@allsop.co.uk using the subject heading 'Viewing Lot 9'.

### Seller's Solicitor

Messrs Michael Simkins (Ref: Sal Mamujee).  
Tel: 0207 874 5600.  
Email: sal.mamujee@simkins.com

### INVESTMENT – Leasehold Flat



### Tenure

Leasehold. The property is held on a lease for a term of 70 years (less 14 days) from 29th September 1971 (thus having approximately 27 years unexpired) at a current ground rent of £67 per annum.

### Location

Queen Alexandra Mansions is located on the west side of Tonbridge Street between its junctions with Bidborough Street and Hastings Street. Tonbridge Street is a popular residential area close to Groton Road, Russell Square, Oxford Street and Covent Garden. Local shops and amenities are all within easy reach. National and Eurostar Rail as well as London Underground services (Victoria, Piccadilly, Metropolitan, Northern, Circle and Hammersmith and District Lines) run from Kings Cross and St Pancras International Stations both being within walking distance. The open spaces of Coram's Fields are also located nearby.

### Description

The property comprises a self-contained ground floor flat situated within an attractive mansion block. The property benefits from a communal courtyard garden and a lift.

### Accommodation

The property was not internally inspected or measured by Allsop. The following information was provided by the Vendor. We understand the property provides:

Two Rooms, Kitchen, Bathroom

NB. We understand the property extends to approximately 46 sq m (495 sq ft).

### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 15th November 2010 (holding over) at a current rent of £1,516.17 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.