

## London SE15

### 203-205 Rye Lane, Peckham SE15 4TP

**Tenure**  
Freehold.

**Location**  
The property is located to the rear of 203-205 Rye Lane, which is accessible via Bourne-mouth Close. A wide range of local amenities is available along Rye Lane, Peckham Rye Rail Station is within a 5 minute walk to the north and provides regular services to London Bridge (average journey time 13 minutes) and London St Pancras International (average journey time 24 minutes). The nearby A202 provides access to both the A23 and A20. The open spaces of Peckham Rye Park and Common are to the south.

**Description**  
The property comprises a site extending to approximately 0.036 hectares (0.088 acres). The site is part occupied by two buildings, which are internally arranged to provide two shops and three flats. The rear section of the site is to be offered with planning consent for the construction of three self-contained flats.

A Freehold Site extending to Approximately 0.036 Hectares (0.088 Acres). Part Occupied by Two Buildings internally arranged to provide Two Ground Floor Shops and Three Flats. Each Unit subject to a Head Lease. Planning Permission for Development of Vacant Rear Site to provide Three Self-Contained Flats

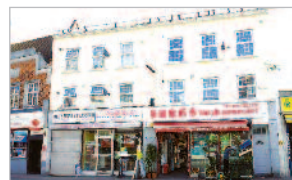
**Accommodation**  
Site Area Approximately 0.036 Hectares (0.088 Acres)

**Planning**  
Local Planning Authority: Southwark Council.  
Tel: 0207 525 5403.  
Email: planning.applications@southwark.gov.uk  
Planning permission (Ref: 15/AP/0305) was granted on 6th May 2015 for the 'erection of a part one/part three storey block at the rear of 203-205 Rye Lane to provide 3 x one bedroom flats and associated bin store and cycle space'.

**Tenancy**  
The buildings are subject to a Head Lease for a term of 999 years from 1st January 2015 (thus having approximately 998 years unexpired) at a current ground rent of a peppercorn.

**Seller's Solicitor**  
Messrs Corelaw LLP (Ref: Mr Martin Athey).  
Tel: 01892 511102.  
Email: martin.athey@corelaw.co.uk

Current Rent Reserved  
**Peppercorn  
per annum  
from Two Buildings.  
Vacant Possession of  
Section of Rear Site**



**VACANT – Freehold Building  
with Planning Permission**



LOT  
**134**

## London E3

### 135 Fern Street, Bow E3 3PT

**Tenure**  
Long Leasehold. The property is held on a lease for a term of 999 years from 1st January 2004 (thus having approximately 987 years unexpired) at a current ground rent of £250 per annum.

**Location**  
The property is located at the westerly end of Blackthorn Street, which runs to the west of Devons Road (B140), immediately to the south of its junction with Violet Road. Devons Road Docklands Light Railway Station is a 5 minute walk to the north-east, whilst London Underground services run from Mile End Station (Central, District and Hammersmith & City Lines) which is a 15 minute walk via Tower Hamlets Park to the north-west. Local shops and amenities are available within walking distance. The open spaces of Furze Green are nearby.

A Long Leasehold Self-Contained Purpose Built Ground Floor Garden Flat subject to an Assured Shorthold Tenancy

**Description**  
The property comprises a self-contained ground floor flat situated within a purpose built block arranged over ground and three upper floors. The property benefits from an entryphone system (not tested) and a patio garden to the rear.

**Accommodation**  
Reception Room/Kitchen, Two Bedrooms, Bathroom/WC

**Tenancy**  
The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 8th August 2015 at a current rent of £1,200 per calendar month.

**Seller's Solicitor**  
Messrs Darlington Solicitors  
(Ref: Mr James Swede).  
Tel: 0208 951 6666.

Current Gross Rent  
Reserved  
**£14,400  
per annum  
(equivalent)**



**INVESTMENT –  
Long Leasehold Flat**



LOT  
**135**

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](http://www.alltop.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.