

## London SE6

### Flat A, 23 Rutland Walk, Catford SE6 4LG

#### Tenure

Leasehold. The property is held on a lease for a term of 99 years from 25th December 2000 (thus having approximately 85 years unexpired) at a current ground rent of £200 per annum.

#### Location

The property is situated on the north side of Rutland Walk, which is accessible from Perry Hill (A212) via Rutland Park and Burford Road. Perry Hill is a continuation of Catford Hill, which in turn leads to the centre of Catford where a good variety of shops and restaurants can be found, together with Catford and Catford Bridge Rail Stations. These stations afford regular services to Kentish Town, London Charing Cross and London Cannon Street. In addition, the area is served by a variety of London bus routes and benefits from easy access to the South Circular Road (A205).

#### Description

The property comprises a self-contained raised ground floor flat situated within a mid terrace building arranged over lower ground, and two upper floors.

A Leasehold Self-Contained Raised Ground Floor Flat subject to an Assured Shorthold Tenancy

#### Accommodation

The property was not internally inspected by Allsop. We understand the property provides: Reception Room, Bedroom, Kitchen, Bathroom with WC

#### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 8th December 2012 at a current rent of £866.66 per calendar month (holding over). We understand a Section 21 Notice has been served and the tenant is due to vacate in May. Please refer to the legal pack for further information.

#### To View

The property will be open for viewing on Tuesday 18th and 25th March between 3.30 – 4.30 p.m. and Saturday 22nd March between 3.00 – 4.00 p.m.

#### Seller's Solicitor

Messrs Excel Law (Ref Mr H Athwal).  
Tel: 0208 500 6476.  
Email: ha@excellaw.com

Current Gross Rent  
Reserved

**£10,399.92 per  
annum (equivalent)**

**INVESTMENT –  
Leasehold Flat**



## London SE9

### Site to the Rear of 52 Grove Park Road, Grove Park SE9 4QB

#### Tenure

Freehold.

#### Location

The property is located to the rear of 52 Grove Park Road (B226), which links Mottingham to the east with Grove Park to the west. The shopping facilities of Hither Green, Bromley and Catford are all within reach together with both Grove Park and Mottingham Rail Stations which provide regular services to London Charing Cross, London Cannon Street and Sevenoaks. Sidcup Road (A20) is approximately 1 mile to the east and provides convenient access to the South Circular Road (A205) to the north-west and the M20 and M25 Motorways to the south-east. The property adjoins the City of London School Sports Ground.

#### Description

The property comprises a broadly rectangular site which extends to approximately 0.068 hectares (0.167 acres).

A Freehold Site extending to approximately 0.068 Hectares (0.167 Acres). Possible Potential for Residential Development subject to obtaining all necessary consents

#### Accommodation

Site Area approximately 0.068 Hectares (0.167 Acres)

#### Planning

Local Planning Authority:  
The London Borough of Bromley.  
Tel: (020) 8313 4525.  
Email: planning@bromley.gov.uk  
The property affords potential for development subject to obtaining all necessary consents.

#### To View

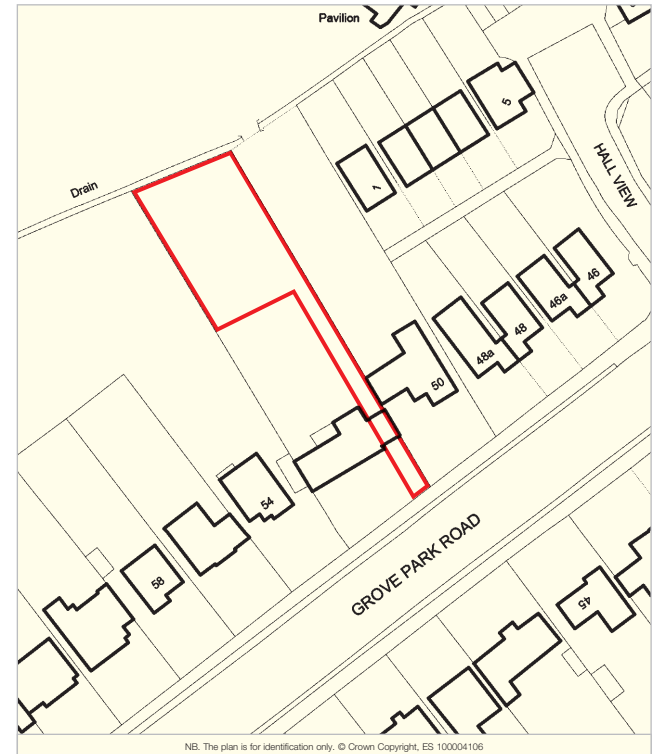
The property will be open for viewing on Monday 17th and 24th March between 12.15 – 12.45 p.m. and Thursday 20th March between 3.00 – 3.30 p.m.

#### Seller's Solicitor

Messrs Excel Law (Ref: H Athwal).  
Tel: 0208 500 6476.  
Email: ha@excellaw.com

**Vacant Possession**

**VACANT – Freehold Site**



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.