

London SE13
35 Courthill Road,
Lewisham
SE13 6DN

Tenure
Freehold.

Location
The property is situated on the north side of Courthill Road, to the west of its junction with Lewisham High Street (A21). Local shops are available and the further facilities of Lewisham town centre are accessible. Rail services run from Ladywell Station approximately 0.4 miles to the west. The A20 is to the north of Lewisham High Street. Gilmore Park is to the north-east.

Description
The property comprises a mid terrace building arranged over ground and first floors beneath a pitched roof. The building is internally arranged to provide two self-contained flats. The ground floor flat has a garden.

Accommodation
The property was not internally inspected by Allsop. The following information was supplied by the Vendor. We are informed that the property provides:

A Freehold Mid Terrace Building internally arranged to provide Two Self-Contained Flats. One Flat subject to an Assured Shorthold Tenancy. One Flat Subject to a Long Lease

Ground Floor Flat – Reception Room, Two Bedrooms, Kitchen, Bathroom

Tenancy
The **ground floor flat** is subject to an Assured Shorthold Tenancy for a term of 12 months from April 2014 at a current rent of £997 per calendar month (holding over).
The **first floor flat** is subject to a Long Lease for a term of 125 years from 25th March 1991 (thus having approximately 100 years unexpired). Please refer to the Vendor's Solicitors for details of the ground rent payable.

To View
The property will be open for viewing on Wednesday 26th October between 4.00 – 4.30 p.m. These are open viewing times with no need to register.

Seller's Solicitor
Messrs Hughmans Solicitors (Ref: Mr P Black).
Tel: 0207 246 6560.
Email: pmb@hughmans.co.uk

**Total Current
Rent Reserved
£11,964
per annum
(equivalent)**

**PART VACANT –
Freehold Building**

**London SE15**
60 Lausanne Road,
Peckham
SE15 2JB

Tenure
Freehold.

Location
The property is situated on the south side of Lausanne Road (A2214), to the south of its junction with Mona Road. Rail and Overground services run from Nunhead and Queens Road (Peckham) Stations. A wide variety of shopping and other amenities can be found on Queens Road, which is a short walk to the north. Peckham Rye Common and Park is to the south-west.

Description
The property comprises a ground rent investment secured upon a semi-detached building internally arranged to provide three self-contained flats.

A Freehold Ground Rent Investment secured upon a Semi-Detached Building internally arranged to provide Three Self-Contained Flats

Tenancy
A schedule of Tenancies is set out opposite.

Seller's Solicitor
Messrs Terence St J Millett (Ref: RD).
Tel: 0207 581 7545.
Email: rd@tstjm.com

**Total Current
Rent Reserved
£900 per
annum**

**INVESTMENT –
Freehold Ground
Rent**



Floor	Terms of Tenancy	Current Rent Reserved £ p.a.
Ground and Lower Ground	125 years from 24th March 1996 (thus having approximately 105 years unexpired)	£200
First	125 years from 24th March 1996 (thus having approximately 105 years unexpired)	£350
Second	125 years from 24th March 1996 (thus having approximately 105 years unexpired)	£350

NB. The lessees have HAVE elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

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.
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.