

London SW12

Site adjacent to 23 Boundaries Road, Balham SW12 8ET

Tenure
Freehold.

Location
The property is situated on the south side of Boundaries Road, to the west of its junction with Chestnut Grove. Extensive local amenities are available along the length of Balham High Road to the east, with the further facilities of Clapham being accessible to the north. Rail and Underground services run from Balham Station and both the A3 and A205 (South Circular Road) are accessible. The open spaces of Wandsworth Common are to the west.

Description
The property comprises a generally level and triangular shaped site, which has frontage to Boundaries Road and extends to approximately 0.008 hectares (0.020 acres).

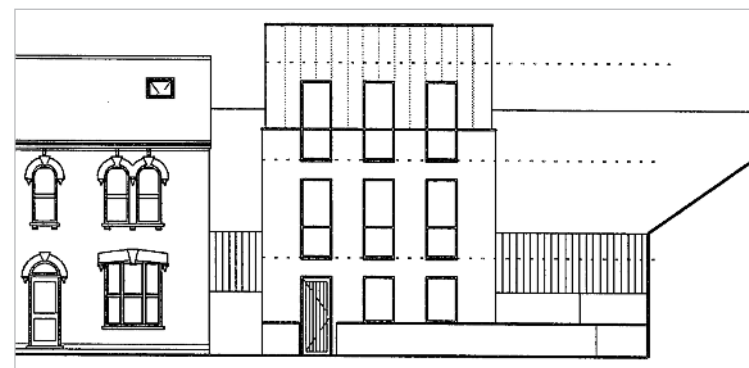
A Freehold Site extending to Approximately 0.008 Hectares (0.020 Acres). To be offered with Planning Permission for Construction of a Three Storey Two Bedroom Detached House

Accommodation
Site Area Approximately 0.008 Hectares (0.020 Acres)

Planning
Local Planning Authority: London Borough of Wandsworth.
Tel: 0208 871 6000.
Email: planning@wandsworth.gov.uk
The property is to be offered with planning permission (Ref: 2016/7167) dated 28th March 2017 for "erection of a three storey (plus basement) two bedroom detached house with roof terrace".
Copies of the plans and planning permission are available from the Auctioneers upon request. (Ref SH).

Seller's Solicitor
Messrs Whitefields Solicitors (Ref: Mr M Shafiq).
Tel: 0208 098 2000.
Email: m.shafiq@whitefieldslaw.co.uk

Vacant Possession



VACANT – Freehold Site with Planning

London SW12

311/311A Cavendish Road, Balham SW12 0PQ

On the instructions of A Kisby MRICS and P Mayo MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

allsop

Tenure
Freehold.

Location
The property is situated on the east side of Cavendish Road, to the north of its junction with Fernlea Road. Local amenities are available along Cavendish Road, with the further facilities of Balham being accessible to the west. Rail and Underground services run from Balham Station and the A23, A3 and A205 (South Circular Road) are all within reach. The open spaces of Tooting Bec Common are just to the south.

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 first floor flat is subject to a long lease and the ground floor garden flat is subject to an Assured Shorthold Tenancy.

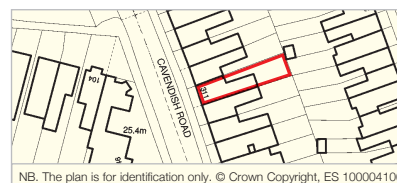
A Freehold Mid Terrace Building internally arranged to provide Two Self-Contained Flats. Ground Floor Garden Flat subject to an Assured Shorthold Tenancy. First Floor Flat subject to a Long Lease

Accommodation
The property was not internally inspected or measured by Allsop. The information in the schedule of Accommodation and Tenancies set out opposite was obtained from a Valuation Report.

Registered Bidding
Registered Bidding will apply to this lot. Prospective purchasers will be required to deposit cleared funds of £30,000 into the Allsop LLP Client Account prior to the auction. In return a bidding paddle will be provided. At the time of purchase the successful purchaser will be required to pay any additional funds by debit card to ensure the deposit provided equates to 10%. Please email zoe.baxter@allsop.co.uk using the subject heading 'Lot 123 Registered Bidding' for further details.

Seller's Solicitor
DKLM Solicitors (Ref: R Dawda).
Tel: 0207 549 7882.
Email: r.dawda@dklm.co.uk

Total Current Rent Reserved £20,550 per annum (equivalent)



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

Freehold Building



Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
Ground	Two Bedroom Accommodation GIA 65.07 sq m (700.41 sq ft)	Subject to an Assured Shorthold Tenancy for a term of 12 months expiring 25th May 2017 (holding over)	£20,400 p.a.
First	–	Subject to a long lease for a term of 125 years from 29th September 1989 (thus having approximately 97 years unexpired)	£150 p.a.

NB. The property was not measured by Allsop, the measurements were obtained from the floor plan.

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 £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.