

## London E5 Flats E1 (Lot 59), F1 (Lot 60) & G1 (Lot 61), 28 Upper Clapton Road, Clapton E5 8BQ

- **Three Leasehold Self-Contained Purpose Built Flats**
- Two Flats subject to an Assured Shorthold Tenancy
- One Flat Vacant
- To be offered Individually as Three Separate Lots
- Total Current Gross Rent Reserved  
**£25,680 per annum  
From Lots 59 & 60 with  
Vacant Possession of  
Lot 61**

**BY ORDER OF PAVILLION  
CAPITAL PARTNERS LIMITED**



### To View

Flat G1 can be viewed. The property will be open for viewing on Monday 27th October between 2.45 – 3.15 p.m.  
(Ref: UD).

### Seller's Solicitor

Messrs Berry Smith (Ref: RS).  
Tel: 0292 034 5511.  
Email: [rsenior@berrysmith.com](mailto:rsenior@berrysmith.com)

### INVESTMENT/VACANT – Three Leasehold Flats



### Tenure

Leasehold. Each flat is held on a lease for a term of 125 years from 24th June 2004 (thus having approximately 115 years unexpired) each at a current ground rent of £300 per annum.

### Location

The properties are located on the east side of Upper Clapton Road (A107) and are accessed via an entrance on Prout Street. Local amenities are available along Upper Clapton Road. The property is well served by local bus routes and Clapton Overground Rail Station is situated approximately 0.2 miles north.

### Description

The properties comprise three self-contained flats situated on the upper ground, first and second floors of a purpose built block arranged over ground and three upper floors. The flats will be offered individually as three separate lots.

### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Lot	Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a. (equivalent)
59	E1	Upper Ground	Reception Room, Bedroom, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st May 2014	£12,480 p.a.
60	F1	First	Reception Room, Bedroom, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st May 2014	£13,200 p.a.
61	G1	Second	Reception Room, Bedroom, Kitchen, Bathroom	Vacant	–

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.allisop.co.uk](http://www.allisop.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.