

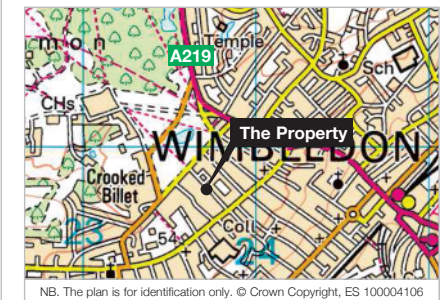
London SW19

**Flat 5,
Hereford House,
13 Lauriston Road,
Wimbledon Village
SW19 4TJ**

- **A Leasehold Well Located First and Second Floor Three Bedroom Maisonette extending to Approximately 83 sq m (896 sq ft)**
- Providing Three Bedroom Accommodation
- Communal Rear Garden
- Located within Wimbledon Village
- Walking Distance of Wimbledon Common

Vacant Possession

BY ORDER OF MORTGAGEES



To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 11.30 a.m. – 12.00 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Taylors Solicitors (Ref: JL).
Tel: 0161 242 5103.
Email: jonathan.lavery@taylors.co.uk

VACANT – Leasehold Maisonette



Tenure

Leasehold. The property is held on a lease for a term of 999 years from 1st June 2003 (thus having approximately 984 years unexpired) at a current ground rent of £50 per annum.

Location

Hereford House is located on Lauriston Road, which runs between The Ridgeway and Southside Common, approximately 0.3 miles from Wimbledon Village and approximately 0.8 miles from Wimbledon town, Rail and Underground Stations and all its amenities. The A3 is easily accessible with its direct route into Central London and connections to the M25 Motorway. There are many well regarded schools in the area, both in the private and state sector including Kings College School, Wimbledon High School (GDST), The Study, Visualine and The Norwegian School.

Description

The property comprises a self-contained split level maisonette arranged over the first and second floors of a building. The property benefits from communal gardens to the rear.

Accommodation

First Floor – Reception Room, Two Bedrooms, Kitchen, Bathroom
Second Floor – Bedroom

NB. The property was not measured by Allsop. The following information was obtained from a valuation report. We understand the property extends to 83 sq m (896 sq ft).

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.