

London SW18

22 East Hill, Wandsworth SW18 2HH

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 1st June 1981 (thus having approximately 92 years unexpired) at a peppercorn ground rent.

Location

The property is situated on the north side of East Hill and is conveniently located for local shops and amenities. Furthermore the property is within a 15 minute walk of the Southside Shopping Centre, whose tenants include Waitrose, Virgin Active and Cineworld. Opposite the centre there is also a large Sainsbury's Superstore. A 10 minute walk to the east are the further shops, restaurants and facilities of Clapham, where Clapham Junction Rail Station can also be found. The South Circular Road (A205) is easily accessible and the A3 is also close by. Spencer Park, King George's Park and Wandsworth Common are all within reach.

Description

The property comprises a self-contained maisonette arranged over first and second floors situated within a purpose built block arranged over ground and four upper floors. The property benefits from a garage on the ground floor.

A Leasehold Self-Contained Purpose Built Maisonette and Garage subject to a Regulated Tenancy

Accommodation

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

First Floor – Reception Room with Roof Terrace, Kitchen, Study

Second Floor – Three Bedrooms, Bathroom/WC

Tenancy

The property is subject to a Regulated Tenancy at a current rent of £1,315 per calendar month. (Effective Date: 12th June 2008 – reregistration now due).

Joint Auctioneer

Douglas & Gordon (Ref: P Schwerdt).
Tel: 0207 963 4600.

Email: pschwerdt@dng.co.uk

Seller's Solicitor

Messrs Talbot Walker (Ref: Mr Joseph Campbell).
Tel: 01264 363354.

Email: jcampbell@talbotwalker.co.uk

**Current Gross
Rent Reserved
£15,780
per annum
(equivalent)**



INVESTMENT – Leasehold Maisonette

London N3

Flats 1-4, 1 Holly Park, Finchley N3 3JA

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

Tenure

Freehold.

Location

The property is situated on the north side of Holly Park, to the east of Regents Park Road (A598). The North Circular Road (A406), providing access to both the A1 and the M1 Motorway, is to the south. A good range of local shops and amenities is available nearby and more extensively in central Finchley. Rail services run from Finchley Central Underground Station (Northern Line) which provides regular services to central London.

Description

The property comprises a ground rent investment secured upon a detached building arranged over ground and three upper floors. The property is internally arranged to provide four self-contained flats. There is parking to the rear of the property.



Tenancy

A schedule of Tenancies is set out below.

Flat	Lease Term	Current Rent
1	125 years from 1st January 2007 (thus approximately 117 years unexpired)	£100 p.a.
2	125 years from 1st January 2007 (thus approximately 117 years unexpired)	£100 p.a.
3	125 years from 1st January 2007 (thus approximately 117 years unexpired)	£100 p.a.
4	125 years from 1st January 2007 (thus approximately 117 years unexpired)	£100 p.a.

NB. The lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord & Tenant Act 1987.

**Total Current Rent Reserved
£400 per annum doubling every 25 years**

INVESTMENT – Freehold Ground Rent

34
LOT

London SW11

2 Home Road, Battersea SW11 3EZ

A Head Leasehold Ground Rent Investment secured upon a Mid Terrace Building arranged to provide Two Self-Contained Flats

Tenure

Head Leasehold. Please refer to the legal documents for further details.

Location

The property is situated on the south side of Home Road, to the west of its junction with Bullen Street. The local amenities of Battersea Park Road (A3205) are readily accessible and include a diverse mix of retailers, boutiques and restaurants. The further and more extensive shopping facilities of Chelsea are also situated within easy reach to the north. The open spaces of Battersea Park are within walking distance to the north-east and Clapham Junction Rail Station is within close proximity to the south.

Description

The property comprises a ground rent investment secured upon a mid terrace building arranged over ground and two upper floors beneath a pitched roof. The property is internally arranged to provide two self-contained flats.



Tenancy

Flat	Tenancy	Current Rent £ p.a.
Flat A	125 years from April 2014	£250 p.a.
Flat B	Lease with Approximately 186 years unexpired	Peppercorn

NB. The Lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord & Tenant Act 1987.

**Total Current Gross Rent Reserved
£250 per annum**

INVESTMENT – Head Leasehold Ground Rent

35
LOT

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.