

London E1
Flats 1-14
Cornerstone Court,
2 Hemming Street,
London E1 5BL and
Flat at 14 Selby Street
and Parking Spaces
known as '2-12 Selby
Street, London E1 5BX
and 10-14 Hemming
Street'

Tenure
 Freehold.

Location
 The property is situated on the east side of Hemming Street, to the north of its junction with Selby Street. Local shops and amenities are available nearby along Brady Street to the east, whilst the more extensive facilities of Bethnal Green are to the north. London Underground services run from Bethnal Green Station approximately 0.2 miles to the north-west and Whitechapel 0.2 miles to the south. The A11 and A10 are accessible. The open spaces of Weavers Fields are nearby.

A Freehold Ground Rent Investment secured upon a Purpose Built Building internally arranged to provide Fifteen Self-Contained Flats

Description
 The property comprises a ground rent investment secured upon a purpose built building arranged over ground and three upper floors beneath a mansard roof. The property is internally arranged to provide fifteen self-contained flats.

Tenancy
 The property is subject to a single lease for a term of 125 years from 1st January 2005 (thus having approximately 114 years unexpired) at a ground rent of £4,300 per annum, doubling every 25 years.
 The flats have been sold on underleases for the term of the head lease (less a nominal reversion) at ground rents totalling £4,300 per annum doubling every 25 years.

Seller's Solicitor
 Memery Crystal LLP (Ref: M Barnett).
 Tel: 0207 400 3234.
 Email: mbarnett@memerycrystal.com

Total Current
Rent Reserved
£4,300 per
annum

INVESTMENT –
Freehold Ground
Rent



82
 LOT

London E1
Flats 1-7 Selby Street
and Flat at 18 Selby
Street,
known as the Freehold
Land and Buildings on
the North Side of Selby
Street
E1 5BX

Tenure
 Freehold.

Location
 The property is situated on the south side of Selby Street to the east of its junction with Vallance Road. Local shops and amenities are available nearby along Brady Street to the north-east. The more extensive shops and facilities of Bethnal Green are located to the north. London Underground services run from Bethnal Green Station approximately 0.2 miles to the north-east and Whitechapel 0.2 miles to the south-east. The A11 and A10 are nearby. The open spaces of Weavers Fields are nearby.

A Freehold Ground Rent Investment secured upon a Purpose Built Building internally arranged to provide Seven Self-Contained Flats and a Mid Terrace house

Description
 The property comprises a ground rent investment secured upon a purpose built building and mid terrace house arranged over ground and three upper floors beneath a mansard roof. The property provides seven self-contained flats and a mid terrace house.

Tenancy
 The property is subject to a head lease for a term of 125 years from 1st January 2007 (thus having approximately 116 years unexpired) at a ground rent of £2,050 per annum, doubling every 25 years.

The flats and the house have been sold on underleases for the term of the head lease (less a nominal reversion) at ground rents totalling £2,050 per annum doubling every 25 years.

Seller's Solicitor
 Memery Crystal LLP (Ref: M Barnett).
 Tel: 0207 400 3234.
 Email: mbarnett@memerycrystal.com

Total Current
Rent Reserved
£2,050 per
annum

INVESTMENT –
Freehold Ground
Rent



83
 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.alltop.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.