



Tenure

Leasehold. Each flat is held on a lease for a term of 99 years from 24th June 2006 (thus having approximately 87 years unexpired) each at a current ground rent of £250 per annum.

Location

The properties are located on the east side of Boulcott Street. Boulcott Street connects with Commercial Road (A13) to the north where a range of shops and amenities is available. Limehouse Station (DLR and Rail) is to the east. Limehouse Basin and the River Thames are close by and the open spaces of St James Gardens are to the south. Canary Wharf is to the east.

Description

Flat 6 (Lot 57) comprises a self-contained second floor flat and Flat 12 (Lot 58) comprises a self-contained fourth floor flat, both of which are situated within a purpose built block which is arranged over ground and six upper floors. There is a security entry system (not tested) and a lift. The flats will be offered either individually or collectively as one lot.

Accommodation and Tenancies

Flat 12 was not internally inspected by Allsop. The information contained within the schedule of Accommodation and Tenancies set out below was provided by the Vendor.

Lot	Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.
57	6	Second	Open Plan Reception Room with Kitchen Area, Two Bedrooms (One with En-Suite, Bathroom/WC), Bathroom with WC and wash basin	Subject to an Assured Shorthold Tenancy for a term of 12 months from 31st July 2014 (holding over)	£1,297.14 p.c.m. (£15,565.68 p.a.)
58	12	Fourth	Open Plan Reception Room with Kitchen Area, Two Bedrooms (One with En-Suite, Bathroom/WC), Bathroom with WC and wash basin	Subject to an Assured Shorthold Tenancy for a term of 12 months from 15th July 2014 (holding over)	£1,297.14 p.c.m. (£15,565.68 p.a.)

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.

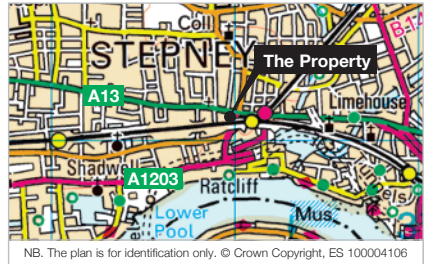
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

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.

London E1

Flat 6 (Lot 57) & Flat 12 (Lot 58), 5 Boulcott Street, Limehouse E1 0HR

- **Two Leasehold Self-Contained Purpose Built Two Bedroom Flats**
- Each Flat is subject to an Assured Shorthold Tenancy
- To be offered either Individually or Collectively
- Total Current Gross Rent Reserved **£31,131.36 per annum (equivalent)** from Lots 57 and 58



To View

Please contact Allsop by sending an email to owen.rees@allsop.co.uk with the subject heading 'Viewing – Lot 57-58'.

Seller's Solicitor

Messrs ABGM Solicitors (Ref: David Jason).
Tel: 0207 499 5000.
Email: david.jason@abgmlaw.com

INVESTMENT – Two Leasehold Flats