

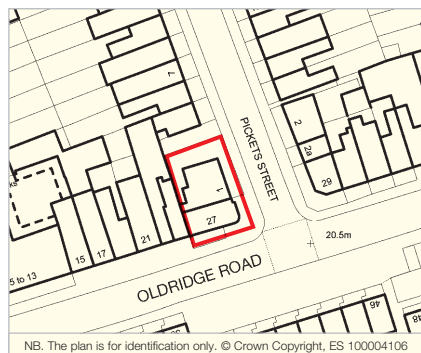
## London SW12

### 27 & 27A Oldridge Road and 1 Pickets Street, Balham SW12 8PL

- A Freehold Well Located Freehold Corner Building
- Internally arranged to provide Three Self-Contained Flats and Six Letting Rooms
- Two Flats each subject to an Assured Shorthold Tenancy, One Flat subject to a Tenancy on Terms Unknown and Six Letting Rooms on a Single Assured Shorthold Tenancy
- Total Approximate GIA 336 sq m (3,622 sq ft)
- To be offered Collectively as One Lot
- Total Current Rent Reserved  
**£111,000 per annum (equivalent)**

On the instructions of V Liddell MRICS and P Mayo MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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#### Seller's Solicitor

Addleshaw Goddard LLP (Ref MB).  
Tel: 020 7160 3531.  
Email:  
michelle.bajcar@addleshawgoddard.com

#### Freehold Building



#### Tenure

Freehold.

#### Location

The property is located on the west side of Oldridge Street, at its junction with Pickets Street. A variety of shops, restaurants and bars is available along Balham High Road. Balham Underground (Northern Line) and Rail Station is approximately 0.5 miles to the south-east. The A24, A23 and A205 (South Circular Road) are accessible. The open spaces of Clapham Common are to the north.

#### Description

The property comprises a corner building arranged over ground, first and attic floors beneath a pitched roof. Internally, the property is arranged to provide three self-contained flats and six letting rooms. To be offered collectively as one lot.

#### Accommodation and Tenancies

The property was not internally inspected or measured by Allsop. The Receivers understand from a 2013 Valuation Report that the property is arranged as set out in the schedule below.

Address	Floor	Accommodation	Approximate GIA sq m (sq ft)	Terms of Tenancy	Current Rent £ p.a.
27 Oldridge Road	Ground	Two Bedroom Accommodation	56.20 sq m (605 sq ft)	Subject to an Assured Shorthold Tenancy from 4th July 2015 expiring 3rd July 2016 at a rent of £1,600 p.c.m.	£19,200 p.a.
27A Oldridge Road	First	Two Bedroom Accommodation	55.37 sq m (596 sq ft)	Subject to an Assured Shorthold Tenancy from 27th May 2015 expiring 26th May 2016 at a rent of £1,600 p.c.m.	£19,200 p.a.
1a Pickets Street	First	Two Bedroom Accommodation	62.80 sq m (676 sq ft)	Occupied on Terms Unknown	£19,800 p.a.
1 Pickets Street	Ground, First and Attic Floors	6 Letting Rooms, Two Bathrooms, One En-Suite, Kitchen	162.11 sq m (1,745 sq ft)	Subject to an Assured Shorthold Tenancy from 15th October 2015 expiring 14th September 2016 at a rent of £4,400 p.c.m.	£52,800 p.a.
			<b>Total 336.48 sq m (3,622 sq ft)</b>	<b>Total £111,000 p.a.</b>	

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](http://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.

**Lots 185 to 190 Sold Prior**



