

## London SW4

### First Floor Flat, 104 Clapham Common Northside, Clapham SW4 9SQ

#### Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from 1st January 2018 at an initial ground rent of £200 per annum.

#### Location

The property is situated on Clapham Common Northside, to the east of its junction with Battersea Rise. Local amenities are available along Battersea Rise, with the further facilities around Clapham Junction and along Northcote Road also being accessible. Rail services run from Clapham Junction Station and the A3 is close by. The open spaces of Clapham Common are located directly opposite.

#### Description

The property comprises a self-contained flat situated on the first floor of an end of terrace building arranged over ground and two upper floors.

### A Leasehold Self-Contained First Floor Mezzanine Flat subject to a Regulated Tenancy

#### Accommodation

The property was not internally inspected by Allsop. The following information was obtained from the Rent Register. We are informed that the property provides:  
Room, Shower Room/WC, Kitchen Area to Bed sitting Room

#### Tenancy

The property is subject to a Regulated Tenancy paying a registered rent of £116 per week (Effective date: 27th October 2016). We understand the property was let on a 'furnished' basis.

#### Seller's Solicitor

Messrs Womble Bond Dickinson LLP (Ref: LMH).  
Tel: 0191 279 9139.  
Email: lisamarie.hill@wbd.uk.com

**Current Gross  
Rent Reserved  
£6,032 per  
annum**

**INVESTMENT –  
Leasehold Flat**



71  
LOT

## London SE21

### 42 Rosendale Road, West Dulwich SE21 8DP

#### Tenure

Leasehold. The property is held on a new lease for a term of 125 years from 1st January 2018 at an initial ground rent of £200 per annum.

#### Location

The property is situated on the east side of Rosendale Road, to the south of its junction with Myton Road. Local shops and amenities are available to the north along Rosendale Road. Rail services run from West Dulwich Station approximately 0.7 miles to the north and Sydenham Hill Station approximately 0.9 miles to the east. The open spaces of Mary Batchelor Playing Field are to the east. Dulwich Park and Dulwich Village are to the north. The South Circular Road (A205) is within reach to the north.

#### Description

The property comprises a self-contained first and second floor maisonette situated within a semi-detached building arranged over lower ground, ground and two upper floors beneath a pitched roof. The property includes a section of the rear garden.

### A Leasehold Self-Contained First and Second Floor Maisonette together with a section of Rear Garden subject to a Regulated Tenancy

#### Accommodation

The property was not internally inspected by Allsop. The following information was obtained from the Rent Register. We understand that the property provides:

**First Floor** – Room, Kitchen, Bathroom  
**Second Floor** – Three Rooms

#### Tenancy

The property is subject to a Regulated Tenancy, paying a registered rent of £700.50 per calendar month (Effective date: 14th June 2017).

#### Seller's Solicitor

Messrs Womble Bond Dickinson (Ref: LMH).  
Tel: 0191 279 9139.  
Email: lisamarie.hill@wbd-uk.com

**Current Gross  
Rent Reserved  
£8,406 per  
annum**

**INVESTMENT –  
Leasehold  
Maisonette**



72  
LOT

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**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.