

## London SE12

### 56 Waite Davies Road, Lee SE12 0ND

**Tenure**  
Freehold.

**Location**  
The property is situated on the north side of Waite Davies Road. Local shops and amenities area available along Baring Road to the east, with a more extensive range of facilities being accessible in Blackheath. Rail services run from Lee Station approximately 0.6 miles to the north. The A20 is to the north-east and provides access to the M25 (Junction 3) and M20 (Junction 1) Motorways. The open spaces of Horn Park are nearby.

**Description**  
The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. There is a garden.

A Freehold Mid Terrace House subject to a Regulated Tenancy

**Accommodation**  
Allsop have not internally inspected the property. The following information was provided by the vendor. We are informed that the property provides:  
**Ground Floor** – Room, Kitchen, Bathroom/WC  
**First Floor** – Three Rooms

**Tenancy**  
The property is subject to a Regulated Tenancy at a registered rent of £576 per calendar month (effective date 7th June 2018).

**Seller's Solicitor**  
Womble Bond Dickinson LLP  
(Ref: Mr M Harrington).  
Tel: 0191 279 9142.  
Email: michael.harrington@wbd-uk.com

**Current Rent Reserved**  
**£6,912 per annum**

**INVESTMENT – Freehold House**



## London SW4

### 47 & 47A Ivey Road, Clapham SW4 0EN

**FIRST TIME ON THE MARKET FOR APPROXIMATELY 30 YEARS**

**Tenure**  
Freehold.

**Location**  
The property is situated on the north side of Ivey Road, to the south of Wandsworth Road (A3036), where a good selection of local shops, services, cafés and restaurants is available. Clapham Common Underground Station (Northern Line) and Wandsworth Road Rail Station are within reach, together with an excellent network of local bus services. The facilities around Clapham Junction are accessible to the west. The South Circular Road (A205) and the A3 are close by. The open spaces of Clapham Common are to the south.

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

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

**Accommodation and Tenancies**  
A schedule of Accommodation and Tenancies is set out opposite.

**Rights of Pre-emption**  
The lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

**Management and Insurance**  
The Freeholder insures, the lessees informally self manage.

**Total Current Rent Reserved**  
**£200 per annum**



**INVESTMENT – Freehold Ground Rent**

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
47	Ground	One Bedroom Accommodation	150 years from 25th March 1976 (thus having approximately 107 years unexpired)	£100 p.a.
47A	First and Second	Two Bedroom Accommodation	150 years from 25th March 1976 (thus having approximately 107 years unexpired)	£100 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](http://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.