

London SW16

21-28 Beechcroft Close, Valley Road, Streatham SW16 2EW

- **Eight Leasehold Self-Contained Purpose Built Flats**
- Each Flat subject to an Assured Shorthold Tenancy
- To be offered either Individually or Collectively
- Potential for Development of Additional Flats subject to obtaining all necessary consents
- Total Current Gross Rent Reserved
£101,024.04 per annum (equivalent)



To View

Please email jimmy.bruce@allsop.co.uk

Seller's Solicitor

Lewis Nedas Law
(Ref: Mr Richard McConnell).
Tel: 0207 387 2032.
Email: rmcconnell@lewisnedas.co.uk



Tenure

Leasehold. The property is held on a lease for a term of 125 years from 25th March 2003 (thus having approximately 114 years unexpired). Please refer to the legal pack for the ground rent.

Location

Beechcroft Close is located on the west side of Valley Road to the south of Oakdale Road. Local shops and amenities are available within walking distance along Streatham High Road to the west. Streatham Rail Station is within walking distance to the west and provides a regular and direct service to London Victoria and Blackfriars Rail Stations (this service takes approximately 18 minutes). Bus routes run along Valley Road and the open spaces of Streatham Common are within walking distance to the south.

Description

The property comprises eight self-contained flats situated within a purpose built building arranged over ground and three upper floors. There is a gated entrance, off-street parking and communal gardens. Each flat has a parking space. The flats will be offered either individually or collectively.

Accommodation and Tenancies

Flats 21 and 24 were internally inspected by Allsop. The accommodation details for the remaining flats was provided by the Vendor. A schedule of Accommodation and Tenancies is set out below.

Planning

Local Planning Authority: The London Borough of Lambeth
Tel: 0207 926 1000.

The property may afford potential for the development of additional flats on the roof, subject to obtaining all the necessary consents.

Lot	Flat	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.
200	21	Reception Room, Two Bedrooms, Kitchen, Bathroom	Assured Shorthold Tenancy for a term commencing 23rd April 2013 and ending 22nd April 2014 (Holding Over)	£950 p.c.m.
201	22	Reception Room, Two Bedrooms, Kitchen, Bathroom	Assured Shorthold Tenancy for a term commencing 11th August 2013 and ending 10th August 2014	£1,075 p.c.m.
202	23	Reception Room, Two Bedrooms, Kitchen, Bathroom	Assured Shorthold Tenancy for a term commencing 1st January 2013 and ending 31st December 2013 (Holding Over)	£1,258.67 p.c.m.
203	24	Reception Room, Two Bedrooms, Kitchen, Bathroom	Assured Shorthold Tenancy for a term commencing 22nd June 2013 and ending 21st June 2014 (Holding Over)	£1,000 p.c.m.
204	25	Reception Room, Two Bedrooms, Kitchen, Bathroom	Assured Shorthold Tenancy for a term commencing 22nd June 2013 and ending 21st June 2014 (Holding Over)	£1,035 p.c.m.
205	26	Reception Room, Two Bedrooms, Kitchen, Bathroom	Assured Shorthold Tenancy for a term commencing 31st March 2013 and ending 30th March 2014 (Holding Over)	£1,050 p.c.m.
206	27	Reception Room, Two Bedrooms, Kitchen, Bathroom	Assured Shorthold Tenancy for a term commencing 26th May 2013 and ending 25th May 2014 (Holding Over)	£1,050 p.c.m.
207	28	Reception Room, Two Bedrooms, Kitchen, Bathroom	Assured Shorthold Tenancy for a term commencing 20th August 2013 and ending 19th August 2014	£1,000 p.c.m.
Total				£101,024.04 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 £750 (including VAT) upon exchange of sale memoranda.

INVESTMENT – Eight Leasehold Flats