



Apartment 1003



Apartment 1005



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Tenure

Leasehold. Each Maisonette is held on a lease for a term of 150 years from 1st January 2004 (thus having approximately 141 years unexpired) at a current ground rent of £100 per annum. Each car space is held on a separate lease for a term of 125 years from 2002 at a current ground rent of £650 per annum.*

Location

Calderwood Street is located off Monk Street which in turn runs off Castle Road. The block itself is situated on the north side of Calderwood Street, close to its junction with Thomas Street. Extensive shops and amenities including Woolwich Arsenal DLR Station and London City Airport are available close by.

Description

The property comprises four self-contained penthouse maisonettes situated on the tenth and eleventh floors of a purpose built block. The block benefits from passenger lifts (not tested) and a concierge. Each maisonette benefits from a parking space. The maisonettes will be offered individually as four separate Lots.

Accommodation

A schedule of Accommodation is set out below.

Lot	Floor	GIA	Accommodation
32	1001	988 sq ft	10th Floor – Reception Room with Integral Kitchen, Bedroom, Bathroom/WC 11th Floor – Bedroom Two, Walk-in-Wardrobe, Shower Room, wash basin/WC
33	1003	1,003 sq ft	10th Floor – Reception Room with Integral Kitchen, Bedroom, Bathroom/WC, with access to Terrace 11th Floor – Bedroom Two, Walk-in-Wardrobe, Shower Room, wash basin/WC
34	1004	1,031 sq ft	10th Floor – Reception Room with Integral Kitchen, Bedroom, Bathroom/WC, with access to Terrace 11th Floor – Bedroom Two, Walk-in-Wardrobe, Shower Room, wash basin/WC
35	1005	1,131 sq ft	10th Floor – Reception Room with Integral Kitchen, Bedroom, Bathroom/WC, with access to Terrace 11th Floor – Bedroom Two, Walk-in-Wardrobe, Shower Room, wash basin/WC

* Please note that clause 6 in the car parking space lease requiring a minimum uplift of £500 every 5 years has been removed from the leases in respect to these properties. It is not applicable to these lots.

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.

**London SE18
Apartments 1001
(Lot 32), 1003 (Lot 33),
1004 (Lot 34) & 1005
(Lot 35),
Altavista Penthouses,
Vista Building,
Calderwood Street,
Woolwich
SE18 6JG**

- Four Leasehold Self-Contained Purpose Built Tenth and Eleventh Floor Penthouse Maisonettes
- To be offered Individually as Four Separate Lots

Vacant Possession

**BY ORDER OF THE
ADMINISTRATIVE RECEIVER**



To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 12.45 – 1.45 p.m. (Ref: UD)

Joint Auctioneers

Michael Laurie Kaye (Ref: MK).
Tel: 0207 629 1177.

Seller's Solicitor

Messrs Underwoods (Ref: Mark Smith).
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Leasehold: Four Penthouse Maisonettes