

**London SE27**  
**6-12 Paxton Place,**  
**West Norwood**  
**SE27 9SS**

- **A Freehold Purpose Built Five Storey Block**
- Internally arranged to provide Eleven Recently Refurbished Self-Contained Apartments (Majority Duplex) together with Ground Floor Commercial Accommodation
- 10 x Two Bedroom and 1 x One Bedroom Flats
- Seven Flats let on Assured Shorthold Tenancies, Four Flats Vacant
- Commercial Premises subject to a Long Lease
- Gated Car Parking for Four Cars
- Total Current Rent Reserved **£91,480 per annum (equivalent) from Seven Flats with Four Flats Vacant**



**To View**

The property will be open for viewing every Tuesday and Thursday before the auction between 4.00 - 4.30 p.m. (Ref: Acorn)

**Joint Auctioneer**

Messrs Acorn Ltd (Ref: Jeff East).  
Tel: 0207 089 6555.  
Email: jeff.east@acorn.ltd.uk

**Seller's Solicitor**

Messrs Michael Simkins LLP (Ref: Sal Mamujee).  
Tel: 0207 874 5645  
Email: sal.mamujee@simkins.com

**INVESTMENT/PART VACANT – Freehold Building**



**Tenure**  
Freehold.

**Location**

The property is located on the east side of Paxton Place, which runs between Hamilton Road and Gipsy Road. South Croxted Road (A2199) is nearby and links to the South Circular Road, which connects West Norwood and West Dulwich. Gipsy Hill Rail Station is approximately 0.3 miles from the property and provides commuters with services to London Victoria in 23 minutes, London Bridge in 28 minutes and West Croydon in 13 minutes. West Norwood has become increasingly popular in recent years for both young professionals and families, and boasts an array of independent retailers, restaurants, bars and leisure facilities.

**Description**

The property comprises a modern block arranged over ground and four upper floors. The block is internally arranged to provide eleven self-contained flats together with ground floor commercial accommodation. Externally, there are four allocated parking spaces.

**Accommodation and Tenancy**

A schedule of Accommodation and Tenancies is set out below.

**Planning**

Local Planning Authority: Lambeth Borough Council.  
Tel: 0207 737 1009.

Interested parties may wish to note: The existing ground floor offices (which are subject to a 999 year lease) at the property have recently been subject to a successful prior approval application for conversion into four flats (3 x one bedroom and 1 x two bedroom). Furthermore, the adjacent mechanics garage (1-7 Paxton Place) is the subject of a current planning application for the erection of a four storey apartment block comprising five new flats.

NB. Floor plans of the subject flats are available from the Auctioneers upon request. Please email: jimmy.bruce@allsop.co.uk

Unit	Floor	Accommodation		Terms of Tenancy	Current Rent £ p.a.
1	1st/2nd	2 Bedroom Accommodation	67 sq m 721 sq ft	Assured Shorthold Tenancy	£15,480
2	1st/2nd	2 Bedroom Accommodation	61 sq m 656 sq ft	Assured Shorthold Tenancy	£13,500
3	1st/2nd	2 Bedroom Accommodation	58 sq m 624 sq ft	Assured Shorthold Tenancy	£13,500
4	1st/2nd	2 Bedroom Accommodation	75 sq m 807 sq ft	Assured Shorthold Tenancy	Vacant
5	1st/2nd	2 Bedroom Accommodation	63 sq m 678 sq ft	Assured Shorthold Tenancy	Vacant
6	1st/2nd	2 Bedroom Accommodation	65 sq m 700 sq ft	Assured Shorthold Tenancy	Vacant
7	3rd/4th	2 Bedroom Accommodation	56 sq m 602 sq ft	Assured Shorthold Tenancy	£12,000
8	3rd/4th	2 Bedroom Accommodation	49 sq m 527 sq ft	Assured Shorthold Tenancy	£11,400
9	3rd/4th	2 Bedroom Accommodation	49 sq m 527 sq ft	Assured Shorthold Tenancy	Vacant
10	3rd/4th	2 Bedroom Accommodation	61 sq m 656 sq ft	Assured Shorthold Tenancy	£11,800
11	3rd	1 Bedroom Accommodation	56 sq m 602 sq ft	Assured Shorthold Tenancy	£13,800
Commercial Accommodation	Ground			Long Lease for a term of 999 years from 31st May 2016	Peppercorn
Total		845 sq m	9,092 sq ft	£91,480	

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.



