

## London SW19 Flats 1-11, Kyle Court, 93 Park Road, Colliers Wood SW19 2BE

### Tenure

Head Leasehold. The property is held on a lease for a term of 150 years from 1st December 2005 (thus having approximately 142 years unexpired) at a peppercorn ground rent.

### Location

The property is situated on the west side of Park Road to the south of its junction with Robinson Road. Local shops and amenities are available along High Street Colliers Wood (A24) and the further facilities of both Tooting and Wimbledon are also accessible. London Underground services run from Colliers Wood Station (Northern Line) and Rail services run from Tooting Station. The open spaces of Wandle Meadow Nature Park are to the west.

### Description

The property comprises a ground rent investment secured upon the ground and first floors of a purpose built block arranged over ground and two upper floors. The property is internally arranged to provide eleven self-contained flats. In addition, there are eleven car parking spaces. There is an NHBC warranty expiring in approximately 2017.

A Head Leasehold Ground Rent Investment secured upon the Ground and First Floors of a Purpose Built Block arranged to provide Eleven Self-Contained Flats

### FIRST TIME ON THE MARKET

### Tenancies

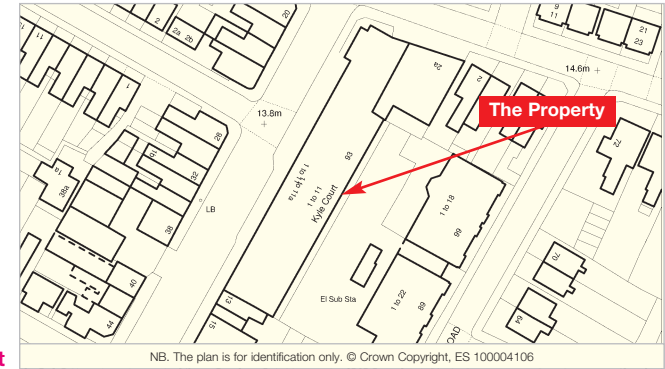
Each flat and car parking space is subject to a lease for a term of 150 years (less 3 days) from 1st December 2005 (thus having approximately 142 years unexpired) at a total current ground rent of £4,000 per annum. Rising by % increase in flat values in 2016, 2026, 2031 and 21 years thereafter. Next rent review 2026. Please see legal documentation pack for further details.

NB. The Lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord & Tenant Act 1987.

### Seller's Solicitor

Messrs IPS Law LLP (Ref: Jane Surman).  
Tel: 0161 830 4718.  
Email: jane.surman@ipslaw.co.uk

Total Current Gross Rent  
Reserved  
**£4,000 per annum**



**INVESTMENT –  
Head Leasehold Ground Rent**

## Slough 10 Kendal Drive, Berkshire SL2 5JB

### BY ORDER OF MORTGAGEES IN POSSESSION

### Tenure

Freehold.

### Location

The property is located on the north side of Kendal Drive close to its junction with Grasmere Avenue. Local shops and amenities can be found along Wrexham Road with the further and more extensive facilities of Slough town centre being available to the south. Slough Rail Station is to the south and provides a regular and direct service to London Paddington Rail Station. The M4 Motorway is easily accessible to the south.

### Description

The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. We are informed that the property benefits from a garden to the rear, a garage and an outbuilding.

### A Freehold Semi-Detached House

### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:

**Ground Floor** – Two Reception Rooms, Kitchen, Bathroom

**First Floor** – Three Bedrooms, Bathroom

### To View

The property will be open from Tuesday 10th September every Tuesday and Saturday before the Auction between 2.00 – 2.30 p.m. (Ref: UD).

### Seller's Solicitor

Messrs Sydney Mitchell Solicitors  
(Ref: Alison Bates).  
Tel: 0121 698 2200.  
Email: a.bates@sydneymitchell.co.uk

### Vacant Possession

**VACANT – Freehold House**



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 £750 (including VAT) upon exchange of sale memoranda.