

## London SW2

### Flat 24, Poullett House, 175 Tulse Hill, Tulse Hill SW2 3DB

#### BY ORDER OF RECEIVERS

##### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 6th November 1989 (thus having approximately 95 years unexpired) at a current ground rent of £10 per annum.

##### Location

The property is located on the west side of Jarrett Close, a cul-de-sac leading off Abbess Close, which leads off Tulse Hill (A204). Local shops and amenities are available along Norwood Road, with the more extensive facilities of Brixton being accessible to the north. Heme Hill Rail Station is to the south-east, providing frequent direct services to Central London. Bus routes run along Tulse Hill (A204) and the nearby South Circular Road (A205) provides direct access to the A23 and the A20. The open spaces of Brockwell Park are within easy reach to the north.

## A Leasehold Self-Contained Purpose Built Second Floor Flat subject to an Assured Shorthold Tenancy

##### Description

The property comprises a self-contained second floor flat situated within a purpose built block arranged over ground and two upper floors.

##### Accommodation

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

**Second Floor** – Three Rooms, Kitchen, Bathroom/WC

##### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 1st April 2018 at a current rent of £800 per calendar month.

**Current Gross  
Rent Reserved  
£9,600 per  
annum  
(equivalent)**

**INVESTMENT –  
Leasehold Flat**



## London SE23

### 2 Montem Road, Forest Hill SE23 1SA

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

##### Tenure

Freehold.

##### Location

The property is located on the east side of Montem Road, to the north of its junction with Stanstead Road. Brockley Rise (B218) is to the west and provides access to Stanstead Road (A205) to the south. Local shops are available along Brockley Rise, with more extensive facilities being accessible in Catford to the east. Rail services run from Catford Station to the east and London Underground services run from Forest Hill Station to the west, providing direct access to Central London. The open spaces of Blythe Hill Fields are to the north.

## A Freehold Ground Rent Investment secured upon a Semi-Detached Building arranged to provide Four Self-Contained Flats

##### Description

The property comprises a ground rent investment secured upon a semi-detached building arranged over ground and two upper floors. The building is internally arranged to provide four self-contained flats.

##### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out opposite.

##### Rights of Pre-emption

The lessees HAVE elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

##### Management and Insurance

The management and insurance responsibilities have been passed to a right to manage company.

**Total Current Rent Reserved  
£900 per annum**

**INVESTMENT – Freehold Ground Rent**



Flat	Accommodation	Floor	Terms of Tenancy	Current Rent Reserved £ p.a.
A	Studio	Ground	150 years from 19th April 1991 (thus having approximately 122 years unexpired)	£150 p.a.
B	One Bedroom	Ground	150 years from 27th July 1990 (thus having approximately 121 years unexpired)	£200 p.a.
C	Two Bedroom	First	150 years from 27th July 1990 (thus having approximately 121 years unexpired)	£250 p.a.
D	One Bedroom	First and Second	150 years from 31st May 1991 (thus having approximately 122 years unexpired)	£300 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.