

London SE22
199 Upland Road,
East Dulwich
SE22 0DG

Tenure
Freehold.

Location
The property is situated on the east side of Upland Road, to the north of its junction with Crebor Street. A wide variety of shopping facilities, including supermarkets, is available approximately 0.2 miles to the west along Lordship Lane (A2216). Local bus services run nearby and Forest Hill Overground Rail Station is approximately 1.2 miles to the south-east. The open spaces of Dulwich Park are within walking distance to the south.

Description
The property comprises a ground rent investment secured upon a mid terrace building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide two self-contained flats.

A Freehold Ground Rent Investment secured upon a Mid Terrace Building internally arranged to provide Two Self-Contained Flats

Accommodation
A schedule of Accommodation and Tenancies is set out opposite.

Rights of Pre-emption
The lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act.

Management and Insurance
The Freeholder manages and insures the property.

Seller's Solicitor
Messrs Freeman Box (Ref: H Granville).
Tel: 0207 486 9041.
Email: hg@freemanbox.co.uk

**Total Current
Rent Reserved
£700 per
annum**

**INVESTMENT-
Freehold
Ground Rent**



Flat	Terms of Tenancy	Current Rent Reserved £ p.a.
1	Subject to a lease for a term of 125 years from 24th June 2017 (thus having approximately 123 years unexpired)	£350 p.a.
2	Subject to a lease for a term of 125 years from 24th June 2017 (thus having approximately 123 years unexpired)	£350 p.a.

London SE9
Flat 7 Merryfield House,
Grove Park Road,
Mottingham
SE9 4PR

Tenure
Leasehold. The property is held on a lease from 22nd October 1990 until 28th July 2110 (thus having approximately 91 years unexpired) at a current ground rent of £10 per annum.

Location
The property is located at the junction of Grove Park Road and Charlesfield Road, within the busy residential suburb of Mottingham, approximately 13 miles to the south-east of Central London. Rail services run from Mottingham Station to the north-east and from Grove Park Station to the west, both providing a regular and direct service to London Charing Cross and Cannon Street Stations with a journey time of approximately 26 minutes. The open spaces of Mottingham Playing Fields are within walking distance.

A Recently Refurbished Leasehold Self-Contained Purpose Built Second Floor Flat

Description
The property comprises a self-contained flat situated on the second floor of a purpose built building arranged over ground and ten upper floors.

Accommodation
Second Floor – Reception Room, Bedroom, Kitchen, Bathroom/WC

To View
The property will be open for viewing every Tuesday and Saturday before the Auction between 2.00 – 2.30 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor
Cook Taylor Woodhouse (Ref: Ms A Le).
Tel: 0208 466 3434.
Email: ale@ctwsolicitors.co.uk

**Vacant
Possession**

**VACANT –
Leasehold Flat**



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.allisop.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.