

London SW18
133 Flats in 12, 18
and 24 Point Pleasant;
1c, 32, 33, 36 and 40
Ossiers Road; 7A/B,
9A/B and 10 Riverside
and Commercial Units
1-6, 8 and 11 The
Radial,
Riverside Quarter,
Wandsworth
SW18 1GG

- **A Freehold Ground Rent Investment secured upon a total of 133 Self-Contained Purpose Built Flats and 8 Commercial Units**
- Close to The River Thames
- Total Current Rent Reserved **£34,650 per annum**

FIRST TIME ON THE MARKET



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

INVESTMENT – Freehold Ground Rent



Tenure
 Freehold.

Location
 The properties are situated to the north of Putney Bridge Road (A3209) and just to the south of the River Thames in the Wandsworth Riverside Quarter. Local amenities are available within the development itself and the further facilities of Wandsworth and Putney town centres are also close by. Rail services run from Wandsworth Town Station and the nearest Underground services are available from East Putney Station. The open spaces of Wandsworth Park are also within reach to the west.

Description
 The property comprises a ground rent investment secured upon a total of 133 self-contained flats situated within six purpose built blocks. In addition, there are 8 commercial units. There is an NHBC warranty expiring in approximately 2017. There are a number of secure parking spaces in the basement.

Tenancies
 A schedule of Tenancies is set out below.

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

Units	Terms of Tenancy	Current Rent £ p.a.	Review
90 Flats	Each Flat is Subject to a Lease for a term of 150 years from 1st June 2005 (thus having approximately 142 years unexpired)	Total: £31,400 per annum	Rising every 21 years by a % increase of sale value. Please see legal document pack for further details. Next rent review 2026
38 Flats	Single lease for a term of 150 years from 1st June 2005 (thus having approximately 142 years unexpired)	Peppercorn	
5 Flats *	Each Flat is held on a Lease for a term of 150 years from 1st June 2005 (thus having approximately 142 years unexpired)	Total: £3,250 per annum	Rising every 21 years by a % increase of sale value. Please see legal document pack for further details. Next rent review 2026
7 Commercial Units	Each Unit is Subject to a Lease for a term of 999 years from 1st June 2005 (thus having approximately 991 years unexpired)	Total: Peppercorn	–
1 Commercial Unit	Subject to a Lease for a term of 999 years from 31st March 2008 (thus having approximately 994 years unexpired)	Total: Peppercorn	–

*We understand that these five flats were previously commercial units.

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.

LOT 31 – WITHDRAWN