

## London SW19 Flats 1 (Lot 174) & 2 (Lot 175), 27A Leopold Road, Wimbledon SW19 7BB

- A Freehold Building internally arranged to provide Two Self-Contained Flats
- Each Flat provides Two Bedroom Accommodation
- Each Flat subject to an Assured Shorthold Tenancy
- Possible Potential for Roof Extension subject to obtaining all necessary consents
- To be offered either Individually (Leasehold) or Collectively (Freehold)
- Total Current Rent Reserved  
**£52,800 per annum (equivalent)**



### To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 12.00noon – 12.30 p.m. These are open viewing times with no need to register. (Ref: UD).

### Seller's Solicitor

Mundays (Ref: JD).  
Tel: 01932 590500.  
Email: jessica.denoronha@mundays.co.uk

### INVESTMENT – Freehold Building



### Tenure

Freehold, if offered collectively.  
Leasehold, if offered individually. Each flat will be held on a lease for a term of 125 years from completion at an initial ground rent of £250 per annum.

### Location

The property is situated on the south side of Leopold Road, to the west of its junction with Alexandra Road and to the west of its junction with Woodside. Local amenities are available along Leopold Road itself, and the further facilities of Wimbledon town centre are accessible to the south. The All England Lawn Tennis Club is within reach to the north-west. Rail and Underground services run from Wimbledon Station, and Wimbledon Park Underground Station (District Line) is to the north. The A3 is to the west. The open spaces of Wimbledon Common are to the west.

### Description

The property comprises a single storey building, internally arranged to provide two self-contained flats. The property will be offered either collectively (Freehold) or individually (Leasehold).

### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

### Planning

Local Planning Authority: Merton Council.  
Tel: 0208 274 4901.

The property may afford potential for an additional floor at first floor level, subject to obtaining all necessary consents.

Lot	Flat	Accommodation	GIA	Terms of Tenancy	Current Rent £ p.m.
174	1	Open Plan Kitchen/Reception Room, Two Bedrooms (One with En-Suite Shower Room, WC and wash basin), Separate Shower Room with WC and wash basin	64.5 sq m (694 sq ft)	Assured Shorthold Tenancy for a term of 12 months from 1st November 2015	£2,300 p.c.m.
175	2	Open Plan Kitchen/Reception Room, Two Bedrooms with Two En-Suite Shower Rooms, WC and wash basins	46 sq m (505 sq ft)	Assured Shorthold Tenancy for a term of 12 months from 1st November 2015	£2,100 p.c.m.

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](http://www.allisop.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.