

London SE1 **1A (Lot 50) and 45** **(Lot 50A) Eagle Wharf** **Court,** **Lafone Street,** **Shad Thames** **SE1 2LZ**

- **Two Leasehold Self-Contained Flats within a Warehouse Conversion**
- **Riverside location**
- **Flat 1A (First Floor) GIA**
Approximately 36.4 sq m (392 sq ft)
- **Flat 45 (Fifth Floor) GIA**
Approximately 93 sq m (1,001 sq ft)
- **To be offered either Individually or Collectively**

Vacant Possession

COLUMBIA
THREADNEEDLE
INVESTMENTS

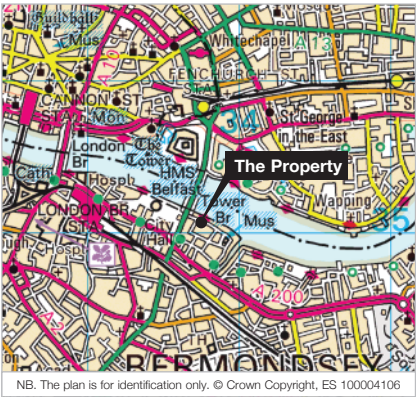
BY ORDER OF
COLUMBIA THREADNEEDLE

To View

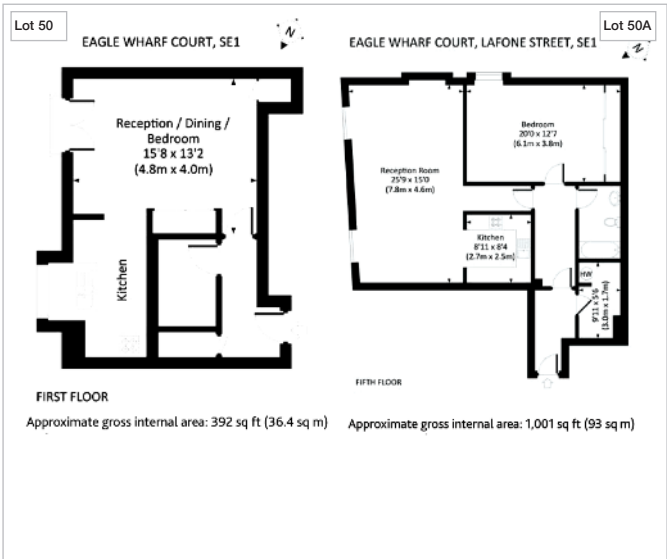
The property will be open for viewing every Wednesday and Friday before the Auction between 3.00 – 3.45 p.m. These are open viewing times with no need to register. (Ref: AL).

Seller's Solicitor

Messrs CMS (Ref: RC).
 Tel: 0207 524 6232.
 Email: richard.cameron@cms-cmno.com



VACANT – Two Leasehold Flats



Tenure

Leasehold. Each flat will be held on a new lease from completion and for a term expiring 23rd June 2201 at nil ground rent.

Location

Eagle Wharf Court is located to the south of Shad Thames and to the west of Lafone Street. The local extensive amenities of Shad Thames, Butlers Wharf and Tooley Street are readily accessible and provide a comprehensive range of shops, retailers and restaurants. The Shard is close by and provides restaurants and bars. The historic pursuits of The Tower of London, London Bridge and HMS Belfast are all within easy reach. The open green spaces of Southwark Park are within close proximity to the south-east. London Bridge and Bermondsey Underground Stations (Jubilee and Northern Lines) are equidistant. The nearby A200 provides access to both the A2 and A3 arterial roads.

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.alltop.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.



Description

The property comprises two self-contained flats situated within a purpose built block arranged over ground and six upper floors. Flat 1A is located on the first floor and Flat 45 is located on the fifth floor. The block benefits from a lift and a daytime concierge service.

Accommodation

A schedule of Accommodation is set out below.

Lot	Flat	Floor	Accommodation
50	1A	First	Studio Room with Juliet Balcony, Kitchen, Bathroom. GIA Approximately 36.45 sq m (392 sq ft)
50A	45	Fifth	Reception Room with recessed Kitchen, Bedroom, Bathroom/WC and wash basin, Store Room. GIA Approximately 93 sq m (1,001 sq ft)



LOTS **50-50A**