

London SW16

71 Mount Nod Road, Streatham SW16 2LP

Tenure
Freehold.

Location
The property is situated on the east side of Mount Nod Road, to the south-west of its junction with Hitherfield Road. Local amenities and extensive shopping facilities, including bars and restaurants, are available along Streatham High Road. Communications are afforded by Streatham Hill Rail Station and the nearby A23 which provides access to the A205 (South Circular Road) and the M23 and M25 Motorways. The open spaces of both Streatham Common and Tooting Common are within reach.

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

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

Tenancies
Each flat is subject to a lease term of 125 years from 29th September 2002 (thus having approximately 109 years unexpired) at a total current ground rent of £800 per annum.

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 1987.

Management and Insurance
The Freeholder has the right to manage and insure.

Total Current Rent
Reserved
£800 per annum

**INVESTMENT – Freehold
Ground Rent**



London SE25

35 Selhurst Road, Selhurst SE25 5QA

Tenure
Freehold.

Location
The property is situated on the west side of Selhurst Road (A213), to the north of its junction with Willow Wood Crescent. Local shops are available along adjoining Northcote Road (A213), with the more extensive facilities of Croydon also being within reach. Communications are afforded by Selhurst Rail Station and the A213, which provides access to the A215, A212 and A236.

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

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

Tenancies
Each flat is subject to a lease for a term of 125 years from 20th May 2016 (thus having approximately 123 years unexpired) at a total current ground rent of £1,800 per annum.

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 1987.

Management and Insurance
The Freeholder has the right to manage and insure.

Total Current Rent
Reserved
£1,800 per annum

**INVESTMENT – Freehold
Ground Rent**



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.