# **London SW16** 71 Mount Nod Road. **Streatham SW16 2LP**

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

## **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.

### **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

## 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.

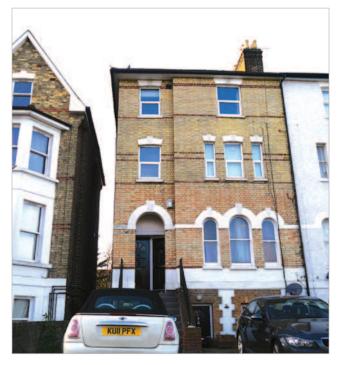
## **Rights of Pre-emption**

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