

London SE5

**26 A-C (Lot 22),
28 A-C (Lot 23) &
30 A-C (Lot 24)**
**Lilford Road,
Camberwell
SE5 9HX**

- **Three Parcels of Three Leasehold Self-Contained Flats (Nine in Total) situated in Three Adjoining Terrace Buildings**
- Each Flat subject to an Assured Shorthold Tenancy Agreement
- To be offered either as Three Separate Lots each comprising Three Flats or Collectively as Nine Flats
- Total Current Rent Reserved

**£110,100 per annum
(equivalent)
from Lots 22-24**

**BY ORDER OF MORTGAGEE NOT
IN POSSESSION**

To View

The properties will be open for viewing every Tuesday and Saturday before the Auction between 3.00 – 4.00 p.m. (Ref: UD).

Seller's Solicitor

Messrs Irwin Mitchell LLP
(Ref: Mr Doug Robertson).
Tel: 0113 218 6428.
Email: doug.robertson@irwinmitchell.com



Tenure

Leasehold. Each flat is held on a lease for a term of 99 years from 29th September 2007 (thus having approximately 93 years unexpired) at a current ground rent of £1 per annum.

Location

The properties are located on the south side of Lilford Road, to the east of its junction with Minet Road and approximately 500 yards from Brixton Road (A23). Loughborough Junction Rail Station, situated approximately 0.3 miles from the property, provides regular rail services to London Blackfriars whilst Brixton London Underground Station (Victoria Line) is situated approximately 0.7 miles away. Shopping facilities and further amenities are available locally within Brixton with the more extensive facilities of Central London being accessible to the north. Myatt's Fields, a Listed Victorian Park, is also within approximately a 5 minute walk from the property.

Description

The properties comprise nine self-contained flats situated within two mid terrace buildings and one end of terrace building each arranged over lower ground, ground and two upper floors. Each building is internally arranged to provide two self-contained maisonettes and one self-contained flat. There is a small outside area to the rear of each of the lower ground floor flats. The properties will be offered either individually as three separate Lots each comprising of three flats or collectively as nine flats.

Accommodation and Tenancies

The properties were partially inspected by Allsop. The accommodation of the units which were not inspected has been provided by the Seller. A schedule of Accommodation and Tenancies is set out below.

Lot	Address	Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
22	26 Lilford Road	A	Lower Ground	Reception Room with Kitchen, Two Bedrooms, Bathroom	Subject to an Assured Shorthold Tenancy for a term of 6 months from 17th April 2013 to 16th October 2013 at a current rent of £1,000 p.c.m.	£12,000 p.a.
		B	Raised Ground & First	Reception Room, Two Bedrooms, Kitchen, Bathroom *	Subject to an Assured Shorthold Tenancy for a term of 12 months from 10th July 2013 at a current rent of £1,100 p.c.m.	£13,200 p.a.
		C	First & Second	Reception Room, Two Bedrooms, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 25th June 2013 to 24th June 2014 at a current rent of £1,050 p.c.m.	£12,600 p.a.
23	28 Lilford Road	A	Lower Ground	Reception Room with Kitchen, Two Bedrooms, Bathroom *	Subject to an Assured Shorthold Tenancy for a term of 6 months from 11th August 2013 to 10th February 2014 at a current rent of £925 p.c.m. (Holding over)	£11,100 p.a.
		B	Raised Ground & First	Reception Room, Two Bedrooms, Kitchen, Bathroom *	Subject to an Assured Shorthold Tenancy for a term of 6 months from 1st August 2013 to 28th February 2014 at a current rent of £1,000 p.c.m.	£12,000 p.a.
		C	First & Second	Reception Room, Two Bedrooms, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy for a term of 6 months from 1st February 2012 at a current rent of £1,000 p.c.m.	£12,000 p.a.
24	30 Lilford Road	A	Lower Ground	Reception Room with Kitchen, Two Bedrooms, Bathroom	Subject to an Assured Shorthold Tenancy for a term of 6 months from 11th October 2013 to 10th April 2014 at a current rent of £1,100 p.c.m.	£13,200 p.a.
		B	Raised Ground & First	Reception Room, Two Bedrooms, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 8th October 2013 to 7th October 2014 at a current rent of £950 p.c.m.	£11,400 p.a.
		C	First & Second	Reception Room, Two Bedrooms, Kitchen, Bathroom *	Subject to an Assured Shorthold Tenancy for a term of 3 months from 28th February 2013 to 27th May 2013 at a current rent of £1,050 p.c.m.	£12,600 p.a.

* Not internally inspected by Allsop.

INVESTMENT – Nine Leasehold Flats

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 25 – WITHDRAWN

