

Croydon
38C Havelock Road,
Surrey
CR0 6QP

BY ORDER OF A GOVERNMENT LEGAL DEPARTMENT (BVD)

Tenure
Long Leasehold. The property is held on a long lease for a term of 999 years from 1st November 2006 (thus having approximately 989 years unexpired) at a peppercorn ground rent.

Location
The property is situated on the east side of Havelock Road (A3036), to the south of its junction with Mulberry Lane. Local amenities are located along Cherry Orchard Road to the west, with the more extensive facilities of Croydon to the east. Rail services to London Bridge and London Victoria run from East Croydon Station. The nearby A232 provides access to the Brighton Road and the M25 Motorway. The open spaces of Lloyd Park are also within reach to the south. The property is located in the East India Estate Conservation Area.

A Long Leasehold Self-Contained First Floor Flat

MUST BE SOLD BY AUCTION. NO PRE-AUCTION OFFERS WILL BE ETERTAINED

Description
The property comprises a self-contained flat situated on the first floor of a semi-detached building arranged over lower ground, raised ground and two upper floors.

Accommodation
Reception Room, Bedroom, Kitchen, Bathroom

To View
The property will be open for viewing every Thursday and Saturday before the Auction between 9.30 – 10.00 a.m. There will be an extra viewing on Wednesday 14th December between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Vacant Possession

VACANT – Long Leasehold Flat



London W1K
5 Grosvenor Square,
15 and 16
Three King's Yard
Mayfair
W1K 4AF

BY ORDER OF THE TRUSTEES OF THE PHILIP JACK KING WILL TRUST

Tenure
Head Leasehold. The property is held on a lease for a term of 95 years from 24th June 1960 (thus having approximately 39 years unexpired) at a current ground rent of £1,475 per annum.

Location
The property is situated on the east side of Grosvenor Street, to the south of its junction with Brook Street. The local amenities of Mayfair are readily accessible, with the further extensive facilities of Oxford Street being within easy reach to the north. Hyde Park is within close proximity to the west. Bond Street Underground Station (Central Line) is within walking distance to the north. The A5 is close by and provides easy access to the M25 Orbital Motorway.

Description
The property comprises a head leasehold ground rent investment secured upon twelve self-contained flats. The lease for some of the

flats includes parking spaces and/or staff suites/maids quarters.

Accommodation
A schedule of Accommodation and Tenancies is set out opposite.

NB. The lessees HAVE elected to take up their rights of pre-emption under the terms of the Landlord & Tenant Act 1987.

Seller's Solicitor
Messrs Rodgers & Burton (Ref: SM).
Tel: 020 8939 6307.
Email: sanna@randb.co.uk

A Head Leasehold Part Reversionary Well Located Ground Rent Investment secured upon Twelve Self-Contained Flats

Total Current Gross Rent Reserved
£1,875 per annum

INVESTMENT – Leasehold Ground Rent



Flat	Terms of Tenancy	Current Rent Reserved £ p.a.
1 and Garage Space 1 and Suite A	Subject to a lease expiring 24th June 2145	-
2 with Parking Space	Subject to a lease expiring 24th June 2145	-
3 with Suite A	Subject to a lease expiring 23rd June 2145	-
4 with Suite D and Space 5	Subject to a lease expiring 24th June 2145	-
5 with Parking Space and Suite G	83 years less 3 days from 25th March 1972 The Lease has not been extended and there are approximately 38 years unexpired	£537.50 p.a.
6 with Garage Space and Suite F	Subject to a lease expiring 23rd June 2145	-
7 and Parking Space 7	90 years from 24th June 1965 The Lease has not been extended and there are approximately 38 years unexpired	£250.00 p.a.
8 and Space 8 and Suite G	Subject to a lease expiring 24th June 2055*	£637.50 p.a.
9 and Space 9	Subject to a lease expiring 24th June 2145	-
10	Subject to a lease expiring 24th June 2145	£150.00 p.a.
11 and Suite E and Space 11	Subject to a lease expiring 23th June 2145	£150.00 p.a.
12 and Space 12	90 years from 24th June 1965* (thus having approximately 38 years unexpired)	£150.00 p.a.
*Subject to statutory lease extension claim.		Total £1,875 p.a.

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.