

London SW2

1B Montrell Road, Streatham Hill, Streatham SW2 4QD

Tenure
Freehold.

Location
The property is situated on the east side of Montrell Road, which runs off the South Circular Road (A205). Local shops, cafés and restaurants are available along Streatham Hill and more extensively in Brixton and Clapham to the north and west respectively. Regular rail services run to London Bridge and London Victoria from Streatham Hill Station approximately 0.3 miles to the south. Brixton Underground Station (Victoria Line) is approximately 1.5 miles to the north. The A205 (South Circular Road) provides access to the A23 and in turn the M25 Motorway. The open spaces of Brockwell Park are also nearby.

Description
The property comprises a ground rent investment secured upon a semi-detached building arranged over lower ground, ground and two upper floors. The property is internally arranged to provide five self-contained flats and a basement.

A Freehold Ground Rent Investment Secured upon a Semi-Detached Building arranged to Provide Five Self-Contained Flats and a Basement

Tenancy
A schedule of Tenancies is set out opposite.
NB. The Lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

**Total Income
£2,100 per annum
(equivalent)**



Property	Terms of Tenancy	Current Rent Reserved £ p.a.
Basement	Subject to a lease for a term of 125 years from 21st September 2015	£400
Flats 1, 2 and 5	Each Subject to a lease for a term of 125 years from 29th September 2008	£300 each
Flat 3	Subject to a lease for a term of 125 years from 29th September 2013	£400
Flat 4	Subject to a lease for a term of 125 years from 29th September 2012	£400

Seller's Solicitor
Messrs Lex Stirling Solicitors (Ref: IC).
Tel: 0208 643 5111.
Email: ishcheema@lexstirling.com

INVESTMENT – Freehold Ground Rent

Margate

Flat 12A Hereward House, Gordon Road, Cliftonville, Kent CT9 2DN

Tenure
Leasehold. The property is held on a lease for a term of 99 years from 1st January 1989 (thus having approximately 72 years unexpired) at a current ground rent of £50 per annum.

NB. The Seller will serve a Section 42 notice to the Freeholder, the benefits of which will be assigned to the purchaser upon completion.

Location
The property is located on the east side of Gordon Road, close to its junction with Percy Road. Margate Rail Station is located approximately 1.5 miles to the west of the property and provides services to London St Pancras International with a journey time of approximately 90 minutes. Dane Park is approximately 0.5 miles to the south.

Description
The property comprises a self-contained ground floor flat situated within a mid terrace building arranged over ground and two upper floors beneath a pitched roof.

A Leasehold Self-Contained Ground Floor Flat

Accommodation
Reception Room, Two Bedrooms, Kitchen, Bathroom

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

Seller's Solicitor
Messrs Waller Pollins (Ref: Jeremy Pollins).
Tel: 0208 343 1551.
Email: jpollins@wallerpollins.com

Vacant Possession



VACANT – Leasehold Flat