

# **London SE24** **Flat 1 (Lot 209),** **Flat 2 (Lot 211) &** **Flat 3 (Lot 210),** **205 Mayall Road,** **Herne Hill** **SE24 0PS**

- **Three Leasehold Self-Contained Flats**
- One Flat Vacant
- Two Flats subject to Assured Shorthold Tenancies
- To be offered either Individually or Collectively
- Total Current Gross Rent Reserved **£30,000 per annum** From Lots 210 and 211. Vacant Possession of Lot 209



## **To View**

Flat 1 (Lot 209) will be open for viewing every Friday between 2.30 – 3.00 p.m. and Saturday between 1.00 – 1.30 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

## **Seller's Solicitor**

Girtings (Ref: IB).  
 Tel: 01227 367355.  
 Email: ianburrow@girtings.com

## **INVESTMENT/VACANT –** **Three Leasehold Flats**



## **Tenure**

Leasehold. Flats 1 & 3 are held on leases for a term of 125 years from 2nd March 2012 (thus having approximately 122 years unexpired) at a current ground rent of £100 per annum.

Flat 2 is held on a lease for a term of 125 years from 28th October 2010 (thus having approximately 120 years unexpired) at a ground rent of £100 per annum.

NB. The freehold interest will be made available to the purchaser. Please refer to the legal pack for further information.

## **Location**

The properties are situated on the north side of Mayall Road, to the east of its junction with Shakespeare Road, which provides access to Coldharbour Lane and Brixton Hill (A23). A good range of local amenities is available along Coldharbour Lane, Brixton Hill and within Brixton Market.

Herne Hill Rail Station is approximately 0.4 miles to the east.

Loughborough Junction Rail Station is approximately 0.8 miles to the north of the property and Brixton Rail Station and London Underground Station (Victoria Line) are approximately 0.8 miles to the west.

## **Description**

The property comprises three self-contained flats situated within a mid terrace building arranged over basement, ground and first floors beneath a pitched roof. There is a rear garden. The flats will be offered either individually or collectively.

## **Accommodation and Tenancies**

A schedule of Accommodation and Tenancies is set out below.

Lot	Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.
209	1	Basement	Studio, Shower Room with WC, Rear Garden	Vacant	–
210	3	Ground	One Bedroom Accommodation (1)	The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 17th January 2015	£1,200 p.c.m.
211	2	First	Two Bedroom Accommodation (1)	The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 20th May 2014 (Holding over)	£1,300 p.c.m.

(1) The property was not internally inspected by Allsop.

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](http://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.