

## London SW15

### Ground Floor Flat, 95 Norroy Road, Putney SW15 1PH

#### BY ORDER OF A FUND

##### Tenure

Long Leasehold. The property is to be held on a new lease for a term of 999 years from the date of completion at a peppercorn ground rent.

##### Location

The property is situated on the south side of Norroy Road, to the east of its junction with Putney High Street (A219). An extensive range of shops and amenities is available along Putney High Street. The South Circular Road (A205) provides direct access to the M4 Motorway (Junction 1). Rail services run from Putney Station providing frequent direct services to London Waterloo. Bus routes run along Putney High Street. The open spaces of Wandsworth Park and Bishops Park are within easy reach.

##### 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. The property benefits from a private garden.

### A Long Leasehold Self-Contained Ground Floor Garden Flat subject to a Regulated Tenancy

##### Accommodation

The property was not internally inspected by Allsop. The following information was obtained from the Rent Register. We understand the property provides:

**Ground Floor** – Two Rooms, Kitchen/Diner, Bathroom/WC

##### Tenancy

The property is subject to a Regulated Tenancy paying a registered rent of £741.50 per calendar month (effective date 13th October 2018).

**Current Gross  
Rent Reserved  
£8,898 per  
annum**

##### Seller's Solicitor

Messrs Addleshaw Goddard LLP (Ref: BH).  
Tel: 0131 222 9599.  
Email: bryony.hart@addleshawgoddard.com

**INVESTMENT –  
Long Leasehold  
Flat**



## London N16

### 9 New Court, Stamford Hill N16 5HJ

##### Tenure

Leasehold. The property is held on a lease for a term of 99 years from 25th December 1966 (thus having approximately 46 years unexpired) at a current ground rent of £30 per annum.

##### Location

The property is situated on the east side of Lordship Road, to the north of its junction with Fairholt Road. Local shops and amenities are available along Stoke Newington Road (A10) to the south-east, with the extensive facilities of central London also being accessible to the south. London Underground services (Piccadilly Line) run from Manor House Station to the west. The A503 is to the north and provides access to the A10 and in turn the North Circular Road (A406). The open spaces of Abney Park and Clissold Park are nearby.

##### Description

The property comprises a self-contained ground floor flat situated within a purpose built block arranged over ground and three upper floors beneath a flat roof.

### A Leasehold Self-Contained Purpose Built Ground Floor Flat subject to an Assured Shorthold Tenancy

##### Accommodation

The property was not internally inspected by Allsop. The following information was supplied by the Vendor. We are informed that the property provides:

Reception Room, Bedroom, Kitchen, Bathroom

##### Tenancy

The property is subject to an Assured Shorthold Tenancy expiring on 14th July 2019 at a current rent of £1,200 per calendar month.

**Current Gross  
Rent Reserved  
£14,400  
per annum  
(equivalent)**

##### Joint Auctioneer

Messrs Cedar Estates (Ref: DY).  
Tel: 0207 431 1100.  
Email: darren@cedarestates.com

##### Seller's Solicitor

Messrs Clintons (Ref: JN).  
Tel: 0207 395 8447.  
Email: jnethercot@clintons.co.uk

**INVESTMENT –  
Leasehold Flat**



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