

## London SE5 Apartment 15, 94 Denmark Road, Camberwell SE5 9JL

### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 1st January 2003 (thus having approximately 110 years unexpired) at a current ground rent of £250 per annum.

### Location

The property is situated on the east side of Denmark Road, at its junction with Camberwell Station Road. Local shops are available along the nearby Camberwell New Road, with the further and more extensive facilities of Camberwell and Brixton also being accessible. Road access is afforded by Camberwell New Road (A202), which provides access to the A23, A205 (South Circular Road) and in turn Central London to the north. Rail and London Overground services run from nearby Denmark Hill Station and Oval Underground Station (Victoria Line) is also within reach. The open spaces of Ruskin Park are to the west and both King's College Hospital and the Maudsley Hospital are also close by.

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

### Description

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

### Accommodation

Open Plan Reception Room with Kitchen Area, Two Bedrooms (One with En-Suite Bathroom/WC), Bathroom with WC and wash basin

### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 28th August 2017 at a current rent of £1,425 per calendar month.

### To View

The property will be open for viewing every Monday and Friday before the Auction between 12 noon – 12.30 p.m. These are open viewing times with no need to register. (Ref: UD).

### Seller's Solicitor

Messrs ABGM Solicitors (Ref: David Jason).  
Tel: 0207 499 5000.  
Email: david.jason@abgmlaw.com

**Current Gross  
Rent Reserved  
£17,100  
per annum  
(equivalent)**

**INVESTMENT –  
Leasehold Flat**



## London SE18 35 and 35A Waverley Crescent, Plumstead SE18 7QU

### BY ORDER OF A HOUSING ASSOCIATION

### Tenure

Freehold.

### Location

The property is located on the east side of Waverley Crescent, to the north of its junction with Heavitree Road. Local shops and amenities are available along Plumstead High Street to the north. Rail services run from Plumstead Station approximately 0.5 miles to the north and DLR services run from Woolwich Arsenal Station approximately 1 mile to the north-west. The green spaces of Plumstead Common are nearby.

### Description

The property comprises an end of terrace building internally arranged to provide two self-contained flats. The building is arranged over ground and first floors beneath a pitched roof. The property benefits from front and rear gardens.

## A Freehold End of Terrace Building internally arranged to provide Two Self-Contained Flats

### Accommodation

**Ground Floor Flat** – Reception Room, Two Bedrooms, Kitchen, Bathroom with WC and wash basin

**First Floor Flat** – Reception Room, Bedroom, Kitchen, Bathroom with WC and wash basin

**Vacant  
Possession**

**VACANT –  
Freehold Building**



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](http://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 – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.