



Tenure

Leasehold. Each property is held on a lease for a term of 99 years from 1st January 2006 (thus having approximately 91 years remaining) at a current ground rent of £150 per annum.

Location

The properties are situated on the east side of Alderbrook Road to the south of its junction with Nightingale Lane (B231). Local amenities are available along the length of Balham High Road and the further facilities of Clapham are accessible to the north. Underground services run from Clapham South Station (Northern Line) and both the A3 and A205 are within reach. The open spaces of Clapham Common are to the north.

Description

The property comprises two self-contained residential units situated within a building arranged over basement, ground and two upper floors beneath a pitched roof. Flat A (**Lot 103**) is located on the ground floor and Flat D (**Lot 104**) is on the first floor of the building. The flats will be offered as individual lots.

Accommodation

A schedule of Accommodation is set out below.

Lot	Flat	Floor	Accommodation
103	A	Ground	Reception Room/Kitchen Area, One Bedroom, Bathroom
104	D	First	Reception Room/Kitchen, Two Bedrooms, Bathroom

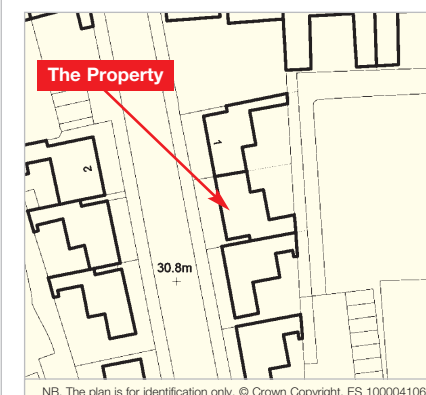
Balham

**Flats A (Lot 103) and D (Lot 104),
3 Alderbrook Road
SW12 8AF**

- **Two Leasehold Self-Contained Residential Units**
- **To be offered Individually as Two Separate Lots**

Vacant Possession

**BY ORDER OF THE TRUSTEE IN
BANKRUPTCY**



To View

The properties will be open for viewing every Monday and Wednesday before the Auction between 9.30 – 10.30 a.m. (Ref: HM).

Seller's Solicitor

Messrs C H Hausmann & Co (Ref: BG).
Tel: 0207 436 6333.
Email: b.gettings@chhausmann.co.uk

**VACANT –
Two Leasehold Residential Units**

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 £750 (including VAT) upon exchange of sale memoranda.