

London SE19

91 Spa Hill, Upper Norwood SE19 3TT

A Freehold Ground Rent Investment secured upon an End of Terrace Building internally arranged to provide Two Self-Contained Flats

Tenure
Freehold.

Location
The property is situated on the eastern side of Spa Hill, close to its junction with Beauchamp Road. Local amenities are available along South Norwood Hill Road (A215). The further shopping facilities of Croydon are available approximately 3 miles to the south. Road access is afforded by the A23. Thornton Heath, Norwood Junction and Crystal Palace Rail Stations are all accessible.

Description
The property comprises a ground rent investment secured upon an end of terrace building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide two self-contained flats. We are informed by the Vendor that the loft space is not demised to either flat.



Tenancies

Each flat is subject to a lease for a term of 125 years from 2010 (thus having approximately 121 years unexpired) each at a current ground rent of £250 per annum (doubling every 25 years).

NB. The Lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord & Tenant Act 1987.

Total Current Rent Reserved
£500 per annum

INVESTMENT – Freehold Ground Rent

98
LOT

London SE22

196 Crystal Palace Road, East Dulwich SE22 9EP

A Freehold Ground Rent Investment secured upon a Mid Terrace Building internally arranged to provide Two Self-Contained Flats

Tenure
Freehold.

Location
The property is situated on the west side of Crystal Palace Road close to its junction with Whateley Road. Local amenities, including an extensive range of shops, bars and restaurants, are available in nearby East Dulwich and along Lordship Lane (A2216). The open spaces of Peckham Rye Park are a short distance to the east. Rail services run from East Dulwich Station which offers regular services towards Central London via London Bridge. The South Circular Road (A205) is accessible.

Description
The property comprises a ground rent investment secured upon a mid terrace building arranged over ground and two upper floors. The property is internally arranged to provide two self-contained flats.

Tenancies
Flat A is subject to a lease for a term of 125 years from 30th March 2011 (thus having approximately 122 years unexpired) at a current ground rent of £200 per annum (doubling every 25 years).



Flat B is subject to a lease for a term of 125 years from 17th December 2010 (thus having approximately 121 years unexpired) at a current ground rent of £200 per annum (doubling every 25 years).

NB. The Lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord & Tenant Act 1987.

Total Current Rent Reserved
£400 per annum

INVESTMENT – Freehold Ground Rent

99
LOT

London SE22

198 Crystal Palace Road, East Dulwich SE22 9EP

A Freehold Ground Rent Investment secured upon an End of Terrace Building internally arranged to provide Two Self-Contained Flats

Tenure
Freehold.

Location
The property is situated on the west side of Crystal Palace Road at its junction with Whateley Road. Local amenities, including an extensive range of shops, bars and restaurants, are available in nearby East Dulwich and along Lordship Lane (A2216). The open spaces of Peckham Rye Park are a short distance to the east. Rail services run from East Dulwich Station which offers regular services towards Central London via London Bridge. The South Circular Road (A205) is also accessible.

Description
The property comprises a ground rent investment secured upon a corner building arranged over ground and two upper floors. The property is internally arranged to provide two self-contained flats.



Tenancies

Flat A is subject to a lease for a term of 125 years from 26th November 2010 (thus having approximately 121 years unexpired) at a current ground rent of £200 per annum (doubling every 25 years).

Flat B is subject to a lease for a term of 125 years from 3rd December 2010 (thus having approximately 121 years unexpired) at a current ground rent of £200 per annum (doubling every 25 years).

NB. The Lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord & Tenant Act 1987.

Total Current Rent Reserved
£400 per annum

INVESTMENT – Freehold Ground Rent

100
LOT

London SE15

44 Linden Grove, Peckham Rye SE15 3LF

A Freehold Part Reversionary Ground Rent Investment secured upon a Mid Terrace Building internally arranged to provide Three Self-Contained Flats. Reversions from 2087

Tenure
Freehold.

Location
The property is situated on the north side of Linden Grove opposite its junction with Tresco Road. Local shops are available close by with a further and more extensive range of amenities, including shops, bars and leisure facilities, being within reach along Lordship Lane (East Dulwich). Peckham Rye Rail Station is close by as are both Nunhead Lane (A2214) and Peckham Rye (A2215). The open spaces of both Peckham Rye Common and Parks are accessible.

Description
The property comprises a part reversionary ground rent investment secured upon a mid terrace



building arranged over ground and two upper floors. The property is internally arranged to provide three self-contained flats.

Total Current Rent Reserved
£500 per annum
Reversions from 2087

INVESTMENT – Freehold Ground Rent

101
LOT

Flat	Lease Term	Ground Rent £ p.a.	Reviews
A	99 years from March 1988 (thus having approximately 73 years remaining)	£100 p.a.	Doubling 33 years
B	125 years from 23rd October 2013 (thus having approximately 124 years remaining)	£300 p.a.	Doubling 25 years
C	99 years from March 1988 (thus having approximately 73 years remaining)	£100 p.a.	Doubling 33 years

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.

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.