

London SW16

3 Bournevale Road, Streatham SW16 2BA

- **A Freehold Mid Terrace Building internally arranged to provide a House in Multiple Occupation (HMO)**
- Arranged over Three Floors to provide Five Letting Rooms
- Rear Garden and Two Off-Street Car Parking Spaces
- Four Rooms each subject to an Assured Shorthold Tenancy with One Room Vacant
- Possible potential to Redevelop to provide Self-Contained Flats subject to obtaining all necessary consents
- Total Current Rent Reserved
£29,760 per annum (equivalent) with One Room Vacant

FIRST TIME ON THE MARKET FOR OVER 30 YEARS



Seller's Solicitor

Messrs Copley Clark LLP (Ref: L Pitick).
Tel: 0208 652 7892.
Email: info@copleyclark.co.uk

**INVESTMENT/PART VACANT –
Freehold Building**



Tenure

Freehold.

Location

The property is situated on the east side of Bournevale Road, to the north of its junction with Stanthorpe Road. Local amenities are available along Streatham High Road, with the further facilities of both Brixton and Croydon also being accessible. Rail services run from Streatham Station and the nearby A23 affords access to both the M23 and M25 Motorways to the south. The open spaces of Tooting Common and Streatham Common are to the west and the south respectively.

Description

The property comprises a mid terrace building arranged over ground and two upper floors. The building is internally arranged to provide five letting room accommodation. The property benefits from a rear garden and two off-street car parking spaces. The building may afford potential for redevelopment to provide self-contained flats, subject to all necessary consents being obtained.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Planning

Local Planning Authority: London Borough of Lambeth.
Tel: 0207 926 1180.

The property may afford possible potential for redevelopment to provide self-contained flats, subject to obtaining all necessary consents.

To View

The property will be open for viewing on Saturday 26th May between 3.15 – 3.45 p.m. These are open viewing times with no need to register.

Floor	Unit	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Ground	1	Studio Room, Separate Room/Kitchen/Shower. Access to Rear Garden	Subject to an Assured Shorthold Tenancy from 1st May 2013	£7,680
Ground	2	Studio Room/Kitchen, Bathroom with WC, shower and wash basin	Subject to an Assured Shorthold Tenancy from 19th May 2012	£8,160
First	Communal	WC		
First	Communal	Bathroom with WC, shower, bath and wash basin		
First Floor Raised	3	Studio Room/Kitchen	Subject to an Assured Shorthold Tenancy from 20th November 2013	£5,760
First Floor Raised	4	Room, Kitchen	Vacant	–
Second	5	Room, Kitchen, Bathroom with WC, bath and wash basin	Subject to an Assured Shorthold Tenancy from 1st April 2013	£8,160

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 £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.