

## London SE5

### 106 Shenley Road, Camberwell SE5 8NF

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

**Tenure**  
Freehold.

**Location**  
The property is located on the west side of Shenley Road, not far from its junction with Lyndhurst Grove. Local shops and amenities are readily available along Camberwell Church Street to the north and Lordship Lane to the south. Rail services run from Denmark Hill Station, with London Underground services running from Oval Station (Northern Line) approximately 2 miles to the north-west. Road access is provided by the A202 and in turn the A3, which provides access to Southwark to the north-east and Clapham and Wandsworth to the south-west. The open spaces of Warwick Gardens and Lucas Gardens are close by.

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

**Tenancies**  
A schedule of Tenancies is set out below.

**Total Current Rent Reserved**  
£750 per annum  
**INVESTMENT – Freehold Ground Rent**

Flat	Terms of Tenancy	Current Rent £ p.a.
A	Subject to a lease for a term of 125 years from 11th February 2015 (thus having approximately 124 years unexpired)	£250 p.a. (doubling every 25 years)
B	Subject to a lease for a term of 125 years from May 2010 (thus having approximately 120 years unexpired)	£250 p.a. (doubling every 25 years)
C	Subject to a lease for a term of 125 years from May 2010 (thus having approximately 120 years unexpired)	£250 p.a. (doubling every 25 years)



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LOT

## London SE5

### 14 Northlands Street, Camberwell SE5 9PL

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

**Tenure**  
Freehold.

**Location**  
The property is situated on the north side of Northlands Street, to the east of Coldharbour Lane. Local amenities are available along Coldharbour Lane. Rail services run from Loughborough Junction, 0.3 miles to the south-west and Brixton Underground Station (Victoria Line) is located one mile to the south-west.

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

**Tenancies**  
A schedule of Tenancies is set out below.

**Total Current Rent Reserved**  
£450 per annum  
**INVESTMENT – Freehold Ground Rent**

Flat	Terms of Tenancy	Current Rent £ p.a.
A	Subject to a lease for a term of 99 years from 29th September 2008 (thus having approximately 91 years unexpired)	£150 p.a.
B	Subject to a lease for a term of 99 years from 29th September 2008 (thus having approximately 91 years unexpired)	£150 p.a.
C	Subject to a lease for a term of 99 years from 29th September 2008 (thus having approximately 91 years unexpired)	£150 p.a.



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LOT

## London E2

### 499 Hackney Road, Cambridge Heath E2 9ED

A Long Leasehold Ground Rent Investment secured upon a Mid Terrace Building Internally arranged to provide Six Self-Contained Flats

**Tenure**  
Long Leasehold. The property is held on a head lease for a term of 999 years from 1st January 1988 (thus having approximately 971 years unexpired) at nil ground rent.

**Location**  
The property is situated on the north side of Hackney Road, close to its junction with Clare Street. An extensive range of local shops and amenities is available along Hackney Road itself. Communications are afforded by Bethnal Green Underground Station (Central Line). Cambridge Heath Rail Station, which is within walking distance, provides a frequent service to London Liverpool Street. Further communications are afforded by local bus services. The open spaces of Victoria Park are close by.

**Description**  
The property comprises a ground rent investment secured upon a mid terrace building arranged over ground, first and second floors. The building is internally arranged to provide six self-contained flats.

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



Flat	Terms of Tenancy	Ground Rent £ p.a.
Flat A	Subject to a lease for a term of 125 years from 24th June 1989 (thus having approximately 98 years unexpired)	£100
Flat B	Subject to a lease for a term of 250 years from 1st November 2015 (thus having approximately 249 years unexpired)	£250
Flats C & D	Subject to a lease for a term of 99 years from 1st June 2006 (thus having approximately 88 years unexpired)	£250 each
Flat E	Subject to a lease for a term of 125 years from 15th June 2012 (thus having approximately 122 years unexpired)	£250
Flat F	Subject to a lease for a term of 125 years from 9th November 2012 (thus having approximately 122 years unexpired)	£250

**Total Current Gross Rent Reserved**  
£1,350 per annum

**INVESTMENT – Long Leasehold Ground Rent**

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LOT

## Margate

### 10 Hawley Square, Kent CT9 1PF

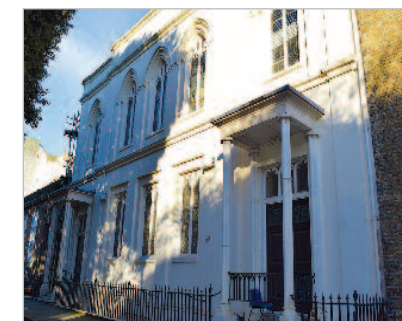
A Freehold Ground Rent Investment Secured upon a Detached Building Arranged to Provide Fifteen Self-Contained Flats

**Reserve price not to exceed £30,000**

**Tenure**  
Freehold.

**Location**  
The property is located on the north side of Hawley Square, which it fronts and overlooks. There are multiple bus routes along Union Crescent, which is only a short walk from the property. Local shops and amenities are readily available along Marine Gardens, whilst the beach and Turner Gallery are approximately half a mile to the north. Margate Rail Station is approximately a 13 minute walk, and provides links to London St Pancras and London Victoria in approximately 90 minutes. A short walk to the north is the College Square.

**Description**  
The property comprises a ground rent investment secured upon a detached building arranged over a basement and three upper floors beneath a pitched roof. The building is internally arranged to provide fifteen self-contained flats.



**Tenancy**  
Each flat is subject to a separate lease on various terms at a current rent of £200 per annum each, rising every 25 years. NB The Freeholder manages and insures the property. The Lessees have NOT decided to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

**Total Current Rent Reserved £3,000 per annum.**  
**(Rising by £3,000 p.a. every 25 years)**

**INVESTMENT – Freehold Ground Rent**

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LOT