

## London SW18

### 83 Witham House, 13 Enterprise Way, Wandsworth SW18 1GB

- A Long Leasehold Self-Contained Purpose Built Duplex Penthouse Apartment
- Providing Two Bedroom Accommodation
- Approximately GIA 168 sq m (1,808 sq ft)
- Panoramic Views
- Three Terraces
- Car Parking Space
- Security and 24/7 Concierge
- Riverside Location

## Vacant Possession



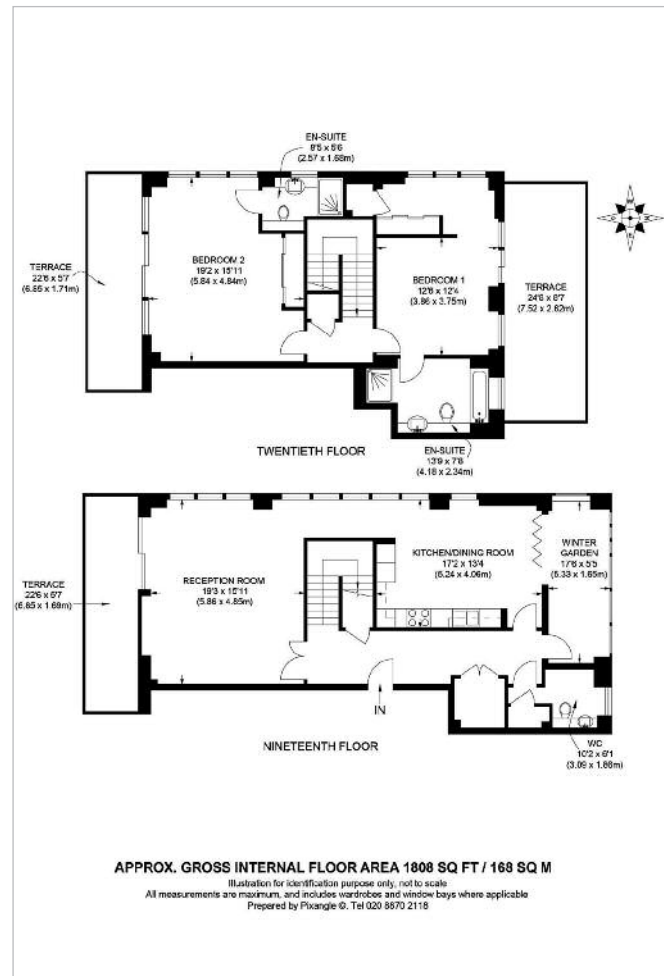
### To View

The property will be open for viewing every Thursday before the Auction between 12.00 noon – 12.30 p.m. and Saturday before the Auction between 10.45 – 11.15 a.m. These are open viewing times with no need to register. (Ref: UD).

### Seller's Solicitor

Messrs Russell Cooke (Ref: Donall Murphy).  
Tel: 0208 789 9111.  
Email: donall.murphy@russell-cooke.co.uk

**VACANT – Long Leasehold Penthouse**



### Tenure

Long Leasehold. The property is held on a lease for a term of 999 years from March 2010 (thus having approximately 992 years unexpired) at a current ground rent of £500 per annum.

### Location

The property is located on the north side of Enterprise Way, to the east of its junction with Point Pleasant. Sainsbury's Local and Marco Polo restaurant are close by. The more extensive shopping facilities of Chelsea, Wandsworth, Wandsworth Town and Fulham are all accessible. Wandsworth Town Rail Station is approximately 0.5 miles to the south-east, providing regular services to Clapham Junction and London Waterloo Station. The nearby A3 provides access to the South Circular Road (A205) and in turn the M4 Motorway. Wandsworth Riverside Quarter Pier is close by. The open spaces of South Park and Bishops Park are to the north.



### Description

The property comprises a self-contained duplex penthouse apartment situated on the 19th and 20th floors of a purpose built block. The property benefits from three terraces, passenger lift, gymnasium, 24/7 security and concierge and underground car parking. The penthouse enjoys panoramic views.

### Accommodation

The property was not measured by Allsop. The measurements were obtained from the floor plans.

**19th Floor** – Open Kitchen/Diner with Sun Room off, Reception Room, WC/HB, Utility Room

**GIA Approximately 93.64 sq m (1,008 sq ft)**

**20th Floor** – Master Bedroom with Dressing Area, access to Terrace and En-Suite Bathroom with WC/wash basin and Shower, Further Bedroom with En-Suite Shower with WC/wash basin

**GIA Approximately 74.32 sq m (800 sq ft)**

**Total GIA Approximately 168 sq m (1,808 sq ft)**

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](http://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.

**LOT 99 SOLD PRIOR**



