

## London SE13 2 (Lot 225), 3 (Lot 226) & 9 (Lot 227) Angel Court, 11 Loampit Hill, Lewisham SE13 7TH

- **Three Leasehold Self-Contained Maisonettes**
- Each Maisonette providing Two Bedroom Accommodation
- Each Maisonette subject to an Assured Shorthold Tenancy
- Close to Lewisham Rail Station
- To be offered Individually or Collectively
- Total Current Gross Rent Reserved **£51,000 per annum (equivalent) from lots 225-227**

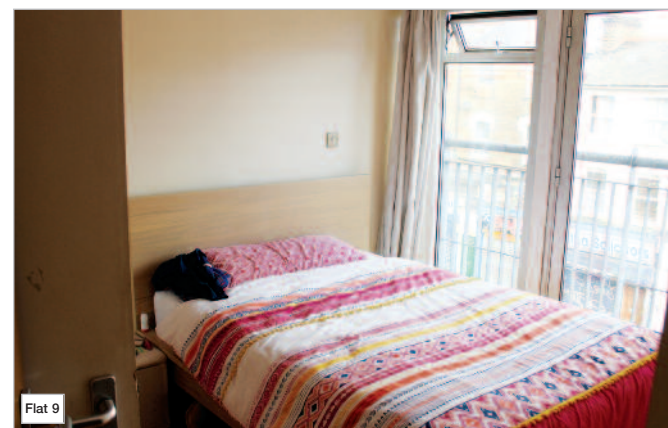
**BY ORDER OF JOINT LPA RECEIVERS**

### To View

Please email: [pam.huggett@allsop.co.uk](mailto:pam.huggett@allsop.co.uk).  
(Ref: 'To View Lot 225-227').

### Seller's Solicitor

Messrs Eversheds Sutherland  
(Ref: Ms A Triggs).  
Tel: 0845 497 1180.  
Email:  
[angharadtriggs@eversheds-sutherland.com](mailto:angharadtriggs@eversheds-sutherland.com)



### Tenure

Leasehold. Each flat is held on a lease for a term of 125 years from 1st January 2004 (thus having approximately 111 years unexpired) at a current ground rent of £200 per annum.

### Location

The properties are situated on the south side of Loampit Hill, to the west of its junction with Algernon Road. Local amenities are available along Loampit Hill, with the further facilities of Lewisham being accessible to the east. Lewisham Rail Station is to the east and provides frequent services into Central London. A number of local buses run along Loampit Hill (A20). The A20 provides direct access onto the A2. The open spaces of Brookmill Park and Greenwich Park are within easy reach.

### Description

The property comprises three self-contained maisonettes situated within a purpose built building arranged over ground and three upper floors. The flats will be offered either individually or collectively.

### Planning

Local Planning Authority: London Borough of Lewisham.  
Tel: 0208 314 7400.

### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

NB. The property is being marketed for sale of behalf of Joint LPA Receivers ("the Receivers") and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the properties, including VAT. Any information provided is provided without responsibility on the part of the Receivers, their partners, employees, agents or successors and without liability for any reliance placed on it. The Receivers are acting without personal liability whatsoever.

Lot	Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.
225	2	Ground/First	Two Bedroom Accommodation (1)	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st September 2018	£1,500 p.c.m.
226	3	Ground/First	Two Bedroom Accommodation (1)	Subject to a Periodic Tenancy from 23rd August 2017	£1,400 p.c.m.
227	9	Second	Bedroom, Bedroom with En-suite Shower Room/WC, Bathroom/WC and wash basin, Separate WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 25th February 2018	£1,350 p.c.m.
		Third	Open Plan Reception Room/Kitchen, Balcony		

(1) Flats 2 and 3 were not internally inspected by Allsop. The information above was supplied by the Vendor.

### INVESTMENT – Three Leasehold Flats

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.





NB. The photo does not depict all flats being sold

LOTS 225-227