

## London SE14 130A & 130B Lewisham Way, Lewisham SE14 6PD

**Tenure**  
Freehold.

**Location**  
The property is located on the south-west side of Lewisham Way (A20) between its junctions with Malpas Road and Rokeby Road. Local shops and amenities are available in New Cross with further and more extensive facilities being available in central London. Rail services run from New Cross, New Cross Gate and Deptford Bridge Stations. Goldsmiths University of London is close by and both the A2 and A20 are accessible.

**Description**  
The property comprises a mid terrace building arranged over lower ground and three upper floors. The property is internally arranged to provide six self-contained flats. The flats run off a communal boiler/heating system and some of the flats also share a communal electricity supply.

A Freehold Mid Terrace Building arranged to provide Six Self-Contained Flats. Five Flats subject to Assured Shorthold Tenancies, One Flat subject to a Long Lease

**Accommodation and Tenancies**  
A schedule of Accommodation and Tenancies is set out opposite.

**Joint Agent**  
Cannon Kallar.  
Tel: 020 8692 0555.  
Email: info@cannonkallar.co.uk

**Seller's Solicitor**  
Messrs Orrick Herrington (Ref: Ms Sally Harrison).  
Tel: 020 7862 4600.  
Email: sharrison@orrick.com

Total Current Rent  
Reserved  
**£51,000 per annum  
(equivalent)**

**INVESTMENT –  
Freehold Building**



Building	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.m.
130 'A'	Lower Ground	Bedroom, Reception Area, Kitchen, Bathroom with WC	Assured Shorthold Tenancy for a term of 12 months from 1st July 2013	£850
	Ground	Reception Room with Kitchen, Two Bedrooms, Bathroom with WC, Shower Room with WC	Assured Shorthold Tenancy for a term of 12 months from 15th August 2013	£1,050
	First	N/A	Subject to a Lease. Please refer to the legal documents for further details	-
	Second	Studio Room, Kitchen, Bathroom	Assured Shorthold Tenancy for a term of 6 months from 3rd November 2013	£750
130 'B'	Lower Ground	Studio Room, Kitchen, Bathroom	Assured Shorthold Tenancy for a term of 12 months from 16th May 2013	£600
	First	Reception Room with Kitchen, Shower Room with WC	Assured Shorthold Tenancy for a term of 12 months from 10th August 2013	£1,000
	Second	Two Bedrooms		

## Margate 22 Sanger Close, Kent CT9 5TT

**BY ORDER OF A HOUSING ASSOCIATION**

**Tenure**  
Freehold.

**Location**  
The property is located at the southern end of Sanger Close which runs off Mere Gate. An extensive range of local shops and amenities is available close by on Marine Terrace. The A28 is easily accessible and provides access towards the west. Rail services run from Margate Station and the open spaces of Hartsdown Park and the sea front are within walking distance.

A Freehold Mid Terrace House

**Description**  
The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a garden.

**Accommodation**  
**Ground Floor** – Reception Room, Kitchen  
**First Floor** – Three Rooms, Bathroom/WC

**To View**  
The property will be open for viewing on Thursday 20th February 12 noon – 12.30 p.m.

**Seller's Solicitor**  
Messrs Devonshires (Ref: EY).  
Tel: 0207 628 7576  
Email: elad.yasdi@devonshires.co.uk

**Vacant Possession**

**VACANT – Freehold House**

