

## London SE19

### Patterson Court, Patterson Road, Crystal Palace SE19 2LG

- **A Freehold Purpose Built Block**
- Internally arranged to provide Four Self-Contained Flats
- Each Flat subject to an Assured Shorthold Tenancy
- Communal Rear Garden
- Total Current Rent Reserved  
**£50,280 per annum**



#### Tenure

Freehold.

#### Location

The property is located on the south side of Patterson Road close to its junction with Cintra Park. Extensive local amenities are available in the nearby Crystal Palace Triangle approximately 0.2 miles to the west. Crystal Palace London Overground Station is approximately 0.3 miles to the east while Gypsy Hill Rail Station is situated approximately 0.7 miles north-west. The South Circular Road (A205) is easily accessible and the nearby A23 (Streatham High Road) provides access to the M23 and M25 Motorways.

#### Description

The property comprises a purpose built block arranged over ground and first floors beneath a pitched roof. The building is internally arranged to provide four self-contained flats. There is a communal rear garden.

#### Accommodation and Tenancies

The property was not internally inspected by Allsop. The following information was provided by the Vendor. A schedule of Accommodation and Tenancies is set out below.

#### To View

Please email: jimmy.bruce@allsop.co.uk using the subject heading 'Viewing – Lot 163'.

#### Seller's Solicitor

Forsters LLP (Ref: AMS).

Tel: 0207 863 8333.

Email: paul.neville@forsters.co.uk

| Flat | Floor  | Accommodation                                      | Terms of Tenancy                                                                                                                              | Current Rent<br>£ p.a. |
|------|--------|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| 1    | Ground | Reception Room, Two Bedrooms, Kitchen, Bathroom/WC | Assured Shorthold Tenancy for one year less one day from 28th June 2013 (now renewed for a term of one year less one day from 27th June 2014) | £12,000                |
| 2    | Ground | Reception Room, Two Bedrooms, Kitchen, Bathroom/WC | Assured Shorthold Tenancy for one year less one day from 23rd May 2013 (now renewed for a term of one year less one day from 22nd May 2014)   | £13,200                |
| 3    | First  | Reception Room, Two Bedrooms, Kitchen, Bathroom/WC | Assured Shorthold Tenancy for one year less one day from 18th November 2013                                                                   | £12,600                |
| 4    | First  | Reception Room, Two Bedrooms, Kitchen, Bathroom/WC | Assured Shorthold Tenancy for one year less one day from 16th November 2013                                                                   | £12,480                |

**Total £50,280 per annum**

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 £750 (including VAT) upon exchange of sale memoranda.

**LOTS 164-166 WITHDRAWN**

**INVESTMENT – Freehold Building**