

**London SW9**  
**73A & B Hargwyne**  
**Street,**  
**Clapham North**  
**SW9 9RH**

- **A Leasehold Self-Contained Ground Floor Unit together with a Leasehold Self-Contained First, Second and Third (in Eaves) Floor Maisonette**
  - Each Unit subject to an Assured Shorthold Tenancy
  - To be offered Collectively as One Lot
  - Total Current Gross Rent Reserved
- £40,680 per annum (equivalent)**

**ON THE INSTRUCTIONS OF THE TRUSTEE IN BANKRUPTCY**

**To View**  
Please Call: Allsop.  
Tel: 0207 344 2651 (Ref: Tom Wright).

**Seller's Solicitor**  
Messrs C H Hausmann & Co  
(Ref: Mr Ben Gettings).  
Tel: 0207 436 6333.  
Email: b.gettings@chhausmann.co.uk



**Tenure**  
Leasehold. Each unit is held on a lease for a term of 99 years from 30th November 2007 (thus having approximately 92 years unexpired) at a current ground rent of £150 per annum (doubling every 25 years).

**Location**  
The property is located on the west side of Hargwyne Street virtually opposite its junction with Combermere Road. Landor Road to the north leads to Clapham Road (A3) to the east and Stockwell Road (A203) to the west. Local shops and amenities are readily available along Clapham Road, with more extensive facilities being available around Clapham Junction to the south-west and central London to the north. Rail services run from Clapham High Street Station to the west and Brixton Station to the south-east, where London Underground services (Victoria Line) are also available.

London Underground services also run from Clapham North Station (Northern Line). The open space of Clapham Common is nearby.

**Description**  
The property comprises a self-contained ground floor unit and a self-contained first, second and third (in eaves) floor maisonette both situated within an end of terrace building arranged beneath a pitched roof. The property benefits from an intercom system. Unit 'A' also benefits from access to a rear garden. The units will be offered collectively as one lot.

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

Unit	Floor	Accommodation	Terms of Tenancy	Current Rent £ pcm
A	Ground	Reception Room with Kitchen, Bedroom, Bathroom	The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 9th June 2012 (holding over)	£1,150 pcm
	First	Three Bedrooms, Bathroom, Separate WC		
B	Second	Three Bedrooms, Shower Room	The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 30th July 2012 (holding over)	£2,240 pcm*
	Third	Kitchen/Reception Room		

\*The contractual rent detailing the Tenancy Agreement for Unit 'B' is £2,800 per calendar month. We understand the current rent received is £2,240 per calendar month as one of the bedrooms is not occupied.

**INVESTMENT – Two Leasehold Units**

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.