

**London SW2**  
**Flat 16,**  
**Crownstone Court,**  
**Crownstone Road,**  
**Brixton**  
**SW2 1LS**

**Tenure**

Leasehold. The property is held on a lease for a term of 90 years (less 10 days) from 1st January 1959 (thus having approximately 34 years unexpired) at a current ground rent of £40 per annum.

**Location**

The property is situated on the west side of Crownstone Road to the north of its junction with Brixton Water Lane. Local amenities are available along Brixton Hill to the west and the further amenities of Central Brixton are to the north. Rail and Underground (Victoria Line) services run from Brixton Station and the A23 provides access to the A205 (South Circular Road) to the south. The open spaces of Brockwell Park are accessible.

**Description**

The property comprises a self-contained flat situated on the ground floor of a purpose built block arranged over ground and four upper floors.

**A Leasehold Self-Contained Purpose Built Ground Floor Flat subject to an Assured Shorthold Tenancy**

**Accommodation**

Reception Room, Two Bedrooms, Kitchen, Bathroom

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 15th March 2014 at a current rent of £1,200 per calendar month.

**Joint Auctioneer**

Messrs Michael Laurie Kaye (Ref: MK).

Tel: 0207 629 1177.

Email: m@mlk.co.uk

**Seller's Solicitor**

Hamlins (Ref: JH).

Tel: 0207 355 6112.

Email: jholder@hamlins.co.uk

**Current Gross Rent Reserved**  
**£14,400**  
**per annum**  
**(equivalent)**

**INVESTMENT –**  
**Leasehold Flat**



**51**  
LOT

**London SW20**  
**Flat 39,**  
**Bushey Court,**  
**Raynes Park**  
**SW20 0JF**

**Tenure**

Leasehold. The property is held on a lease for a term of 90 years from 5th May 1947 (thus having approximately 22 years unexpired) at a current ground rent of £13 per annum.

**Location**

The property is situated on the north side of Bushey Court to the north of its junction with Bushey Road (A298). Local amenities are available in Raynes Park itself and the further facilities of both Wimbledon and Kingston-upon-Thames are accessible. Rail services run from Raynes Park Station and the A3 is to the west. The open spaces of Prince George's Playing Fields are close at hand.

**Description**

The property comprises a self-contained flat situated on the ground floor of a detached purpose built block arranged over ground and three upper floors beneath a pitched tile clad roof.

**A Leasehold Self-Contained Purpose Built Ground Floor Flat subject to an Assured Shorthold Tenancy**

**Accommodation**

Reception Room, Bedroom, Kitchen and Bathroom

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 15th February 2015 at a current rent of £1,100 per calendar month.

**Joint Auctioneer**

Messrs Michael Laurie Kaye (Ref: MK).

Tel: 0207 629 1177.

Email: m@mlk.co.uk

**Seller's Solicitor**

Read Roper & Read (Ref: Avi Barr).

Tel: 0161 832 6905.

Email: abarr@readroper.co.uk

**Current Gross Rent Reserved**  
**£13,200**  
**per annum**  
**(equivalent)**

**INVESTMENT –**  
**Leasehold Flat**



**52**  
LOT

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.alltop.co.uk](http://www.alltop.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.