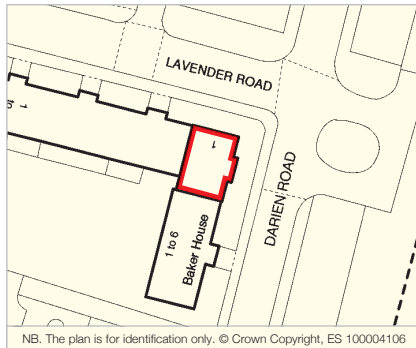


London SW11

Flats 1-5, 1 Lavender Road, Battersea SW11 2UG

- A Freehold Block of Five Self-Contained Flats
- Comprising 1 x Two Bedroom and 4 x One Bedroom Self-Contained Flats
- Each Flat subject to an Assured Shorthold Tenancy
- Total Current Rent Reserved
£79,620 per annum (equivalent)



NB. The plan is for identification only. © Crown Copyright, ES 100004106

To View

The property will be open for viewing every Wednesday and Friday before the Auction between 2.00 – 2.30 p.m. These are open viewing times with no need to register. (Ref: JB).

Seller's Solicitor

Messrs Harrison Clark Rickerbys (Ref: LU).
Tel: 0118 945 0157.
Email: lupshall@hcrlaw.com

INVESTMENT – Freehold Building



Tenure

Freehold.

Location

The property is situated on the south side of Lavender Road, at its junction with Darien Road and to the west of its junction with Falcon Road (A3207). Local shops and facilities are available along Falcon Road, with a further and more extensive range of shops, restaurants and bars being accessible along Northcote Road, Battersea Rise and Lavender Hill. Clapham Junction Rail Station is approximately 0.3 miles from the property and provides regular services to London Victoria and Waterloo Stations. The A3, A205 (South Circular Road) and A24 are all accessible. The open spaces of Falcon Common, Battersea Park and Clapham Common are close by.

Description

The property comprises a purpose built corner building arranged over ground and two upper floors beneath a flat roof. Internally, the block is arranged to provide five self-contained flats.

Accommodation and Tenancies

The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out below was obtained from a valuation report.

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
1	Ground	Two Bedrooms, Two Bathrooms. Garden 77.12 sq m (776 sq ft)	Subject to an Assured Shorthold Tenancy for a term of 18 months from 2nd April 2016	£19,760
2	First	Bedroom, Balcony 41.69 sq m (449 sq ft)	Subject to an Assured Shorthold Tenancy for a term 2 years from 11th March 2017	£15,000
3	First	Bedroom, Balcony 38.17 sq m (411 sq ft)	Subject to an Assured Shorthold Tenancy for a term of 2 years from 22nd January 2016	£14,560
4	Second	Bedroom, Balcony 41.69 sq m (449 sq ft)	Subject to an Assured Shorthold Tenancy for a term of 12 months from 23rd September 2016	£14,700
5	Second	Bedroom, Balcony 38.17 sq m (411 sq ft)	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st August 2016	£15,600

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.

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.