

# **London SE23** **Flats A and B,** **305 Stanstead Road,** **Forest Hill** **SE23 1JB**

- **Two Leasehold Self-Contained Two Bedroom Flats**
- Each Flat subject to an Assured Shorthold Tenancy
- To be offered either Individually or Collectively
- Total Current Gross Rent Reserved **£28,800 per annum (equivalent) from Lots 51 and 52**

**To View**  
 Please call the Joint Auctioneers.

**Joint Auctioneer**  
 Messrs South London Estates  
 (Ref: Eli Weiss).  
 Tel: 0208 695 1666.

**Seller's Solicitor**  
 Messrs Bude Nathan Iwanier  
 (Ref: Shimon Dadia).  
 Tel: 0208 458 5656.  
 Email: sdadia@bnilaw.co.uk

## **INVESTMENT – Two Leasehold Flats**



**Tenure**  
 Leasehold. Each flat is to be held on a new lease for a term of 125 years from the date of completion at an initial ground rent of £100 per annum.

**Location**  
 The property is located on the north side of Stanstead Road, close to its junction with Ravensbourne Road. Local shops and amenities are available along Stanstead Road, with further and more extensive facilities available in nearby Catford and Forest Hill. Catford and Catford Bridge Rail Stations provide regular and direct services into both Charing Cross and Canon Street Stations. Local bus routes are readily available and Stanstead Road (A205 South Circular) provides direct access to Catford to the east and both Forest Hill and Dulwich to the west.

**Description**  
 The property comprises two self-contained flats situated on the first and second floors of a mid terrace building arranged over ground and two upper floors.

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

Lot	Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.c.m.	Current Rent Reserved £ p.a. (equivalent)
51	A	First	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term of 12 months from 15th February 2015 (Holding over)	£1,200 p.c.m.	£14,400 p.a.
52	B	Second	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term of 12 months from 15th February 2015 (Holding over)	£1,200 p.c.m.	£14,400 p.a.

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.