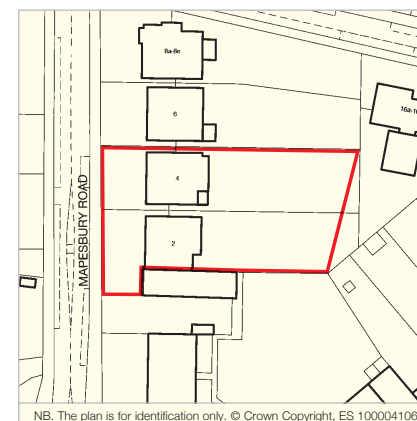


London NW6
60-65 (inclusive),
70-75 (inclusive) and
Garage 2/4,
Tarranbrae Annexe,
Willesden Lane,
Brondesbury
NW6 7PW

- **A Freehold Ground Rent Investment**
- Next Review 2022
- Total Current Rent Reserved
£1,935 per annum

**Seller's Solicitor**

Messrs Wedlake Bell (Ref: MT).
Tel: 0207 406 1611.
Email: mtebbot@wedlakebell.com

**Tenure**

Freehold.

Location

The property is situated on the east side of Mapesbury Road, to the north of its junction with Willesden Lane. The local amenities of Kilburn and West Hampstead are readily accessible. The open green spaces of Kilburn Grange Park and Queens Park are within close proximity. Kilburn Underground Station (Jubilee Line) and Brondesbury Overground Station are within easy reach to the north-east.

Description

The property comprises a ground rent investment secured upon twelve self-contained flats and one garage.

Rights of Pre-emption

The lessees HAVE elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

No.	Floor	Terms of Lease	Years Unexpired	Ground Rent £ p.a.	Review Provision
60	Ground	150 year lease from 29th September 2005	138	£150	29th September 2030
61	Ground	150 year lease from 29th September 2010	143	£150	29th September 2035
62	First	125 year lease from 29th September 1997	105	£125	29th September 2024
63	First	125 year lease from 29th September 1997	105	£215	29th September 2024
64	Second	150 year lease from 29th September 2010	143	£150	29th September 2035
65	Third	150 year lease from 29th September 2010	143	£175	29th September 2035
70	Ground	150 year lease from 29th September 2010	143	£150	29th September 2035
71	Ground	150 year lease from 29th September 2010	143	£175	29th September 2035
72	First	125 year lease from 29th September 1997	105	£150	29th September 2022
73	Second	125 year lease from 29th September 1997	105	£150	29th September 2022
74	Second	150 year lease from 29th September 2005	138	£150	29th September 2030
75	Third	150 year lease from 29th September 2010	143	£175	29th September 2035
Garage 2/4		150 year lease from 29th September 2010	143	£20	29th September 2035

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.

INVESTMENT – Freehold Ground Rent