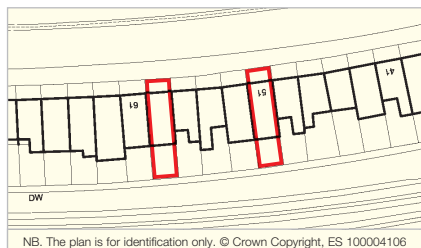


# London W14 51 (Lot 77) & 59 (Lot 78) Talgarth Road, West Kensington W14 9DD

- **Two Freehold HMO Buildings**
- Arranged to provide a Total of Twenty Six Units (22 x Studios and 4 x Bedsitting Rooms)
- Total Gross Internal Area (including Common Parts) 499.43 sq m (5,375 sq ft)
- Fully Let on Assured Shorthold Tenancies at a Combined Income of £260,928 per annum (equivalent)
- To be offered either Individually or Collectively
- Total Current Rent Reserved

**£260,928 per annum (equivalent) from Lots 77 & 78**



## To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 9.30 – 10.15 a.m. (Ref: OG).

## Seller's Solicitor

Messrs Teacher Stern (Ref: Mr David Irwin).  
Tel: 0207 242 3191.  
Email: d.irwin@teacherstern.com



## INVESTMENT – Two Freehold Buildings



## Tenure

Freehold.

## Location

The properties are located along Talgarth Road equi-distant between Barons Court and West Kensington Underground Stations (Piccadilly and District Lines). Talgarth Road provides direct access to the M4 Motorway westbound and Central London to the east. Local shops and amenities are available along the nearby North End Road.

## Description

The property comprises two mid terrace buildings, each arranged to provide HMO accommodation.

51 Talgarth Road (Lot 77) is arranged over lower ground, raised ground and three upper floors and is internally arranged to provide twelve studio flats and two bedsitting rooms. 59 Talgarth Road (Lot 78) is arranged over lower ground, raised ground and two upper floors and is internally arranged to provide ten flats and two bedsitting rooms. There are outside areas to the rear of each building and each building has a shower room/WC for shared use by the occupants of the bedsitting rooms.

## Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

| Lot                     | Block | Apartment | Floor        | Beds            | Terms of Tenancy  | Passing Rent £ p.c.m. | Current Passing Rent £ p.a. |
|-------------------------|-------|-----------|--------------|-----------------|---|-----------------------|-----------------------------|
| 77                      | 51    | 1         | Lower Ground | Studio          | 6 month Assured Shorthold Tenancy from 15th August 2014 until 15th February 2015                | £650                  | £7,800                      |
|                         | 51    | 2         | Lower Ground | Studio          | 6 month Assured Shorthold Tenancy from 7th December 2013 until 7th June 2014 (Holding over)     | £866                  | £10,392                     |
|                         | 51    | 3         | Lower Ground | Studio          | 6 month Assured Shorthold Tenancy from 22nd June 2013 until 22nd December 2013 (Holding over)   | £866                  | £10,392                     |
|                         | 51    | 4         | Lower Ground | Studio          | 6 month Assured Shorthold Tenancy from 25th October 2013 until 25th April 2014                  | £910                  | £10,920                     |
|                         | 51    | 5         | Ground       | Studio          | 6 month Assured Shorthold Tenancy from 19th April 2010 until 19th October 2011 (Holding over)   | £910                  | £10,920                     |
|                         | 51    | 6         | Ground       | Studio          | 6 month Assured Shorthold Tenancy from 11th August 2012 until 11th February 2013 (Holding over) | £866                  | £10,392                     |
|                         | 51    | 7         | Ground       | Studio          | 6 month Assured Shorthold Tenancy from 7th August 2014 until 7th January 2015                   | £953                  | £11,436                     |
|                         | 51    | 8         | First        | Bedsitting Room | 6 month Assured Shorthold Tenancy from 15th September 2010 until 15th March 2011 (Holding over) | £606                  | £7,272                      |
|                         | 51    | 9         | First        | Studio          | 6 month Assured Shorthold Tenancy from 22nd September 2014 until 22nd March 2015                | £866                  | £10,392                     |
|                         | 51    | 10        | First        | Studio          | 6 month Assured Shorthold Tenancy from 30th October 2011 until 30th April 2012 (Holding over)   | £866                  | £10,392                     |
|                         | 51    | 11        | Second       | Bedsitting Room | 6 month Assured Shorthold Tenancy from 29th July 2014 until 29th January 2015                   | £650                  | £7,800                      |
|                         | 51    | 12        | Second       | Studio          | 6 month Assured Shorthold Tenancy from 15th August 2014 until 15th February 2015                | £866                  | £10,392                     |
|                         | 51    | 13        | Second       | Studio          | 6 month Assured Shorthold Tenancy from 6th January 2014 until 6th July 2014 (Holding over)      | £910                  | £10,920                     |
|                         | 51    | 14        | Third        | Studio          | 6 month Assured Shorthold Tenancy from 1st January 2012 until 1st July 2012 (Holding over)      | £1,083                | £12,996                     |
| Sub Total               |       |           |              |                 |   | £11,868               | £142,416                    |
| 78                      | 59    | 10        | Lower Ground | Studio          | 6 month Assured Shorthold Tenancy from 2nd September 2013 until 2nd March 2013 (Holding over)   | £910                  | £10,920                     |
|                         | 59    | 11        | Lower Ground | Studio          | 6 month Assured Shorthold Tenancy from 16th July 2014 until 16th January 2015                   | £953                  | £11,436                     |
|                         | 59    | 12        | Lower Ground | Studio          | 6 month Assured Shorthold Tenancy from 25th February 2014 until 25th August 2014 (Holding over) | £736                  | £8,832                      |
|                         | 59    | 1         | Ground       | Studio          | 6 month Assured Shorthold Tenancy from 16th December 2013 until 16th June 2014 (Holding over)   | £910                  | £10,920                     |
|                         | 59    | 2         | Ground       | Studio          | 6 month Assured Shorthold Tenancy from 22nd February 2013 until 22nd August 2013 (Holding over) | £910                  | £10,920                     |
|                         | 59    | 3         | Ground       | Studio          | 6 month Assured Shorthold Tenancy from 22nd September 2014 until 22nd March 2015                | £693                  | £8,316                      |
|                         | 59    | 6         | First        | Studio          | 6 month Assured Shorthold Tenancy from 23rd April 2012 until 23rd October 2012 (Holding over)   | £866                  | £10,392                     |
|                         | 59    | 5         | First        | Studio          | 6 month Assured Shorthold Tenancy from 2nd January 2013 until 2nd July 2013 (Holding over)      | £910                  | £10,920                     |
|                         | 59    | 4         | First        | Bedsitting Room | 6 month Assured Shorthold Tenancy from 19th August 2014 until 19th February 2014 (Holding over) | £650                  | £7,800                      |
|                         | 59    | 9         | Second       | Studio          | 6 month Assured Shorthold Tenancy from 2nd June 2013 until 2nd December 2013 (Holding over)     | £866                  | £10,392                     |
|                         | 59    | 8         | Second       | Studio          | 6 month Assured Shorthold Tenancy from 8th July 2014 until 8th January 2015                     | £866                  | £10,392                     |
|                         | 59    | 7         | Second       | Bedsitting Room | 6 month Assured Shorthold Tenancy from 22nd July 2013 until 22nd January 2014 (Holding over)    | £606                  | £7,272                      |
| Sub Total               |       |           |              |                 |   | £9,876                | £118,512                    |
| Total from Lots 77 & 78 |       |           |              |                 |   | £21,744               | £260,928                    |

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.



