

London W8

Store Room between First and Second Floors of 27 Kensington High Street W8 5NP

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 1st November 1995 (thus having approximately 107 years unexpired) at a peppercorn ground rent.

Location

The property is located on the south side of High Street Kensington between its junctions with Palace Avenue and Kensington Palace Gardens. Local shops and amenities are readily available along fashionable Kensington High Street and Kensington Church Street to include numerous restaurants, boutique shops and antique shops. Kensington High Street Underground Station (District Line) is available to the west and the open spaces of Hyde Park are within walking distance to the east.

A Leasehold First/Second Floor Half Landing Store Room

Description

The property comprises a store room situated on the rear half landing between first and second floors of a mid terrace building arranged over ground and four upper floors.

Accommodation

Store Room with WC and wash basin

To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 10.30 – 11.00 a.m. (Ref: UD).

Seller's Solicitor

Messrs Nicholas & Co (Ref: Mr N Nicholas).
Tel: 020 7323 4450.
Email: nick@nicholassolicitors.com

Vacant Possession



VACANT – Leasehold Store Room



London SE13

Flat 1 (Lot 55), 2 (Lot 55A) & 3 (Lot 55B), 74 Springbank Road, Hither Green SE13 6SX

Tenure

Leasehold. Each flat is to be held on a lease for a term of 125 years from completion at an initial ground rent of £300 per annum.

Location

The property is situated on the west side of Springbank Road just to the south of its junction with Duncrovie Road. Local shops are readily available along Springbank Road and Hither Green Lane with the further and more extensive facilities of Lewisham being available to the north-west. Rail services run from Hither Green Station, a 5 minute walk to the north of the property, with road access being afforded by the A205 – South Circular Road (Brownhill Road) and the A21 (Lewisham High Street). Mountsfield Park is a 10 minute walk to the west.

Description

The property comprises three self-contained flats situated within a mid terrace building arranged over basement, ground and two upper floors.

Three Leasehold Self-Contained Flats. Each Flat subject to an Assured Shorthold Tenancy. To be offered either Individually or Collectively

Accommodation and Tenancies

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

Floor Plans

Floor plans are available from the Auctioneer upon request (Ref: JP).

Viewing

Lots 55, 55A and 55B will be open for viewing before the Auction on Monday 21st October at 3.00 p.m. (Ref: UD).

Seller's Solicitor

Messrs Corelaw LLP (Ref Mr Martin Athey).
Tel: 01892 511102.
Email: martin.athey@corelaw.co.uk

Total Current Gross Rent Reserved
£28,800 per annum (equivalent)

INVESTMENT – Three Leasehold Flats



Lot	Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a. (equivalent)
55	Flat 1	First (Half Landing)	Studio Room, Kitchen, Shower Room, Separate WC with wash basin	Assured Shorthold Tenancy for a term of 12 months from 29th November 2013. The seller is holding 3 month's rent in advance	£8,400
55A	Flat 2	First (Front)	Reception Room, Bedroom with En-Suite Shower Room, Kitchen	Assured Shorthold Tenancy for a term of 12 months from 29th November 2013. The seller is holding 3 month's rent in advance	£10,800
55B	Flat 3	Second	Reception Room, Bedroom with En-Suite Shower Room, Kitchen	Assured Shorthold Tenancy for a term of 12 months from 29th November 2013. The seller is holding 3 month's rent in advance	£9,600

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 £750 (including VAT) upon exchange of sale memoranda.