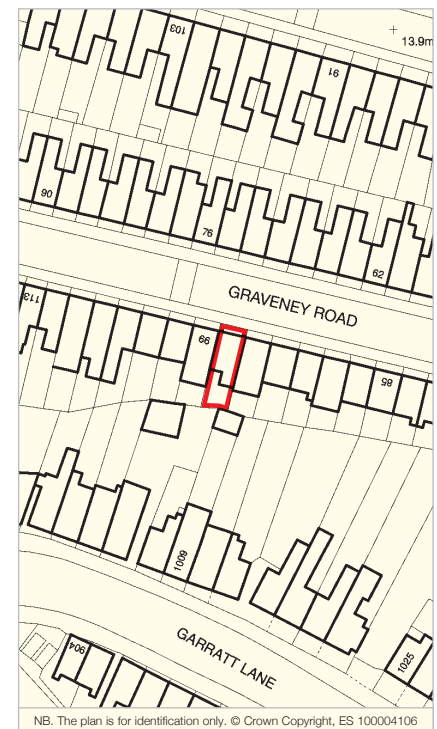


## London SW17 97 Graveney Road, Tooting SW17 0EJ

- **A Freehold Mid Terrace House Providing Five Bedroom HMO Accommodation**
- **Subject to an Assured Shorthold Tenancy**
- **Rear Garden**
- **Current Rent Reserved**  
**£40,800 per annum (equivalent)**

On the instructions of A Kisby MRICS and P Mayo MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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

### Seller's Solicitor

DKLM Solicitors (Ref: R Dawda).  
Tel: 0207 549 7882.  
Email: r.dawda@dklm.co.uk

### Freehold House



### Tenure

Freehold.

### Location

The property is situated on Graveney Road, to the east of its junction with Khama Road, which runs off the north side of Garratt Lane (A217). Local amenities are available along the length of Tooting High Street to the west. Underground services run from Tooting Broadway Station (Northern Line) and both the A205 (South Circular Road) and A23 are accessible. St George's Hospital is close by and the open spaces of Tooting Bec Common are accessible.

### Description

The property comprises a mid terrace house arranged over ground, first and attic floors beneath a pitched roof. The Receivers understand that the property is internally arranged to provide five bedroom HMO accommodation. The property benefits from a rear garden.

### Accommodation

The property was not internally inspected or measured by Allsop. The following information was obtained from a Valuation Report. We are informed that the property provides:

#### Five Bedroom HMO Accommodation

GIA Approximately 112 sq m (1,206 sq ft)

### Tenancy

The property is subject to an Assured Shorthold Tenancy from 3rd September 2016 expiring 2nd September 2017 at a rent of £3,400 per calendar month.

### Registered Bidding

Registered Bidding will apply to this lot. Prospective purchasers will be required to deposit cleared funds of £50,000 into the Allsop LLP Client Account prior to the auction. In return a bidding paddle will be provided. At the time of purchase the successful purchaser will be required to pay any additional funds by debit card to ensure the deposit provided equates to 10%. Please email [zoe.baxter@allsop.co.uk](mailto:zoe.baxter@allsop.co.uk) using the subject heading 'Lot 190 Registered Bidding' for further details.

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 £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.