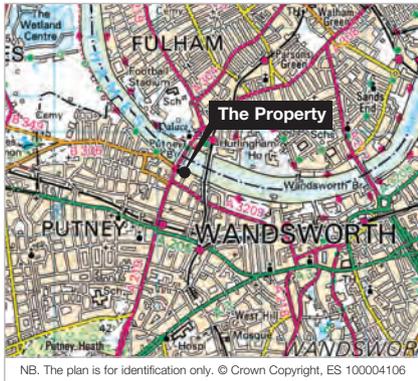


**London SW15**  
**61 'Putney Wharf Tower',**  
**Brewhouse Lane,**  
**Putney**  
**SW15 2JQ**

- **A Leasehold Self-Contained Purpose Built Twelfth Floor Flat**
- **GIA approximately 86 sq m (926 sq ft)**
- **Subject to an occupancy**
- **Panoramic views over London**

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



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

**Seller's Solicitor**

BLP (Ref: R. F. W).  
 Tel: 0203 400 4496.  
 Email: ryanfrancis-williams@blplaw.com

**Leasehold Flat**



**Tenure**

Leasehold. The property is held on a lease for a term of 999 years (less 10 days) from 25th December 2001 (thus having approximately 986 years unexpired) at a current ground rent of £250 per annum (rising).

**Location**

Putney Wharf Tower is a riverside development situated on Brewhouse Lane located to the north of Putney Bridge Road (A3209). There is a variety of shops available along Putney High Street. Carluccio's, The Boathouse and Alquimia Spanish Restaurant and Tapas Bar are close by. Putney Bridge Underground Station (District Line) and Putney Rail Station (London Overground) are located approximately 0.4 miles to the north and south respectively. The A3209 provides access to the A219 and A205. The open spaces of Wandsworth Park, Bishops Park and the Hurlingham Club are nearby.

**Description**

The property comprises a self-contained flat situated on the twelfth floor of a purpose built building arranged over ground and twelve upper floors beneath a roof. The property also benefits from an allocated underground parking space, use of a private gym, 24 hour concierge, visitors' lobby and a lift.

**Accommodation**

The property was not internally inspected or measured by Allsop. The following information was obtained from previous marketing details. We are informed that the property provides: Reception Room, Two Bedrooms, Kitchen, Bathroom with WC and wash basin and Shower Room with WC and wash basin. Approximately 86 sq m (926 sq ft).

**Tenancy**

The Receivers understand the property is occupied on terms unknown.

**Registered Bidding**

Registered bidding will apply to this lot. Prospective purchasers will be required to deposit cleared funds of £100,000 into the Allsop LLP Clients Account prior to the Auction. In return a bidding paddle will be provided. The successful purchaser will be required to provide a cheque to ensure the deposit provided equates to 10% of the purchase price (Ref: ZB).

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.