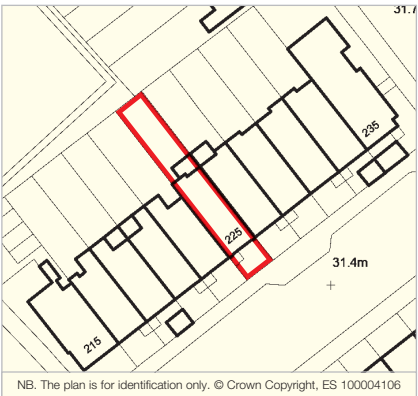


London W9
225 Elgin Avenue,
Maida Vale
W9 1NH

- **A Freehold Well Located Ground Rent Investment secured upon a Mid Terrace Building**
- Internally arranged to provide Six Self-Contained Flats
- Total Current Rent Reserved **£276 per annum**



Seller's Solicitor
Messrs William Heath and Co
(Ref: Mr David Fleming).
Tel: 0207 402 3157.
Email: david.fleming@williamheath.co.uk

INVESTMENT –
Freehold Ground Rent



Tenure
Freehold.

Location
The property is situated on Elgin Avenue close to its junction with Randolph Avenue. Maida Vale Underground Station (Bakerloo Line) and the open spaces of Paddington Recreational Grounds are both within walking distance. Local shops are available in the area with the further and more extensive facilities of Central London also being accessible to the south. The nearby A5 provides access to both the A406 (North Circular Road) and the M1 Motorway.

Description
The property comprises a ground rent investment secured upon an attractive mid terrace building arranged over lower ground, raised ground and three upper floors. The building is internally arranged to provide six self-contained flats.

Tenancies		
A schedule of Tenancies is set out below.		
Flat	Terms of Lease	Ground Rent
A	The property is subject to a lease commencing 1st January 1981 expiring 31st December 2169 (thus having approximately 154 years remaining on the lease)	NIL
B	The property is subject to a lease commencing 1st January 1981 expiring 31st December 2169 (thus having approximately 154 years remaining on the lease)	NIL
C	The property is subject to a lease commencing 1st January 1981 expiring 31st December 2079 (thus having approximately 64 years remaining on the lease) *	£88 p.a.
D	The property is subject to a lease commencing 1st January 1981 expiring 31st December 2979 (thus having approximately 964 years remaining on the lease)	£50 p.a.
E	The property is subject to a lease commencing 1st January 1981 expiring 31st December 2979 (thus having approximately 964 years remaining on the lease)	£88 p.a.
F	The property is subject to a lease commencing 1st January 1981 expiring 31st December 2979 (thus having approximately 964 years remaining on the lease)	£50 p.a.
* NB. We understand an option exists in respect of Flat C whereby the owner of the option can grant the lease to themselves for a term of 999 years at a peppercorn ground rent at the end of the existing term, so for all practical purposes the lease of the flat expires in 1,063 years time.		

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.