

London SW17

24 Moffat Road, Tooting SW17 7EZ

- **A Freehold Mid Terrace House subject to an Assured Shorthold Tenancy**

- Providing Three Bedroom Accommodation

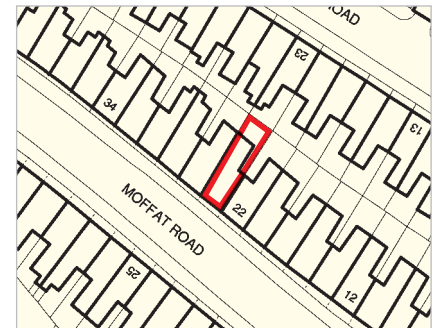
- Rear Garden

- Current Rent Reserved

£25,200 per annum (equivalent)

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

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Seller's Solicitor

Messrs Brecher (Ref: CW).

Tel: 0207 563 1000.

Email: cwright@brecher.co.uk

Freehold House



Tenure

Freehold.

Location

The property is situated on the north side of Moffat Road to the west of its junction with Upper Tooting Road (A24). Local amenities are available in Tooting itself and the further facilities of both Streatham and Balham are also accessible. Underground services run from Tooting Broadway Station (Northern Line) and the open spaces of Tooting Bec Common are to the east. St George's Hospital is to the south.

Description

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched title clad roof. There is a single storey bay to the front elevation. There is a rear garden.

Accommodation

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

Ground Floor – Two Reception Rooms, Kitchen, Bathroom with WC

First Floor – Three Bedrooms, Bathroom with WC

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 24 months from 12th October 2013 at a current rent of £25,200 per annum.

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 Clients Account prior to the auction. In return a bidding paddle will be provided. The successful purchaser will be required to pay any additional funds 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.

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.