

London SW16

21 (Lot 181), 22 (Lot 182), 23 (Lot 183), 24 (Lot 184) and 27 (Lot 185)
Beechcroft Close, Valley Road, Streatham SW16 2EW

- **Five Leasehold Self-Contained Purpose Built Flats**
 - Each Flat subject to an Assured Shorthold Tenancy
 - Each Flat benefits from a Parking Space
 - To be offered either Individually or Collectively
 - Total Current Gross Rent Reserved
- £68,340 per annum (equivalent)**

To View

Flat 22 will be open for viewing every Tuesday before the Auction between 3.00 – 3.30 p.m. These are open viewing times with no need to register. (Ref: UD).



Tenure

Leasehold. Each flat is held on a lease for a term of 125 years from 25th March 2003 (thus having approximately 110 years unexpired) at a ground rent of £100 per annum.

Location

Beechcroft Close is located on the west side of Valley Road, to the south of Oakdale Road. Local shops and amenities are available within walking distance along Streatham High Road to the west. Streatham Rail Station is within walking distance to the west and provides a regular and direct service to London Victoria and Blackfriars Rail Stations, with journey times of approximately 18 minutes. Bus routes run along Valley Road and the open spaces of Streatham Common are within walking distance to the south.

Description

The property comprises five self-contained flats situated within a purpose built building arranged over ground and three upper floors. There is a gated entrance, off-street parking and communal gardens. Each flat has a parking space. The flats will be offered either individually or collectively.

Accommodation and Tenancies

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

Lot	Flat	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.
181	21	Reception Room, Two Bedrooms, Kitchen, Bathroom	Assured Shorthold Tenancy for a term commencing 23rd April 2013 and ending 22nd April 2014 (holding over)	£950 p.c.m.
182	22	Reception Room, Two Bedrooms, Kitchen, Bathroom	Assured Shorthold Tenancy for a term commencing 11th July 2018 and ending 10th January 2020	£1,215 p.c.m.
183	23	Reception Room, Two Bedrooms, Kitchen, Bathroom	Assured Shorthold Tenancy for a term commencing 14th November 2016 and ending 13th November 2018	£1,225 p.c.m.
184	24	Reception Room, Two Bedrooms, Kitchen, Bathroom	Assured Shorthold Tenancy for a term commencing 22nd June 2013 and ending 21st June 2014 (holding over)	£1,000 p.c.m.
185	27	Reception Room, Two Bedrooms, Kitchen, Bathroom	Assured Shorthold Tenancy for a term commencing 23rd June 2017 and ending 22nd June 2019	£1,305 p.c.m.
Total				£68,340 p.a.

INVESTMENT – Five Leasehold Flats

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 £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.

LOT 186 WITHDRAWN

