

## London SW4

### 76 Edgeley Road, Clapham SW4 6HB

- **Freehold End of Terrace Building**
- Internally arranged to provide Three Self-Contained Residential Units
- Gross Internal Area Approximately 201.28 sq m (2,197 sq ft)
- Each Unit subject to an Assured Shorthold Tenancy
- Possible potential for Reconfiguration to provide a Single Family House, subject to obtaining all necessary consents
- Total Current Rent Reserved **£73,359.96 per annum (equivalent)**



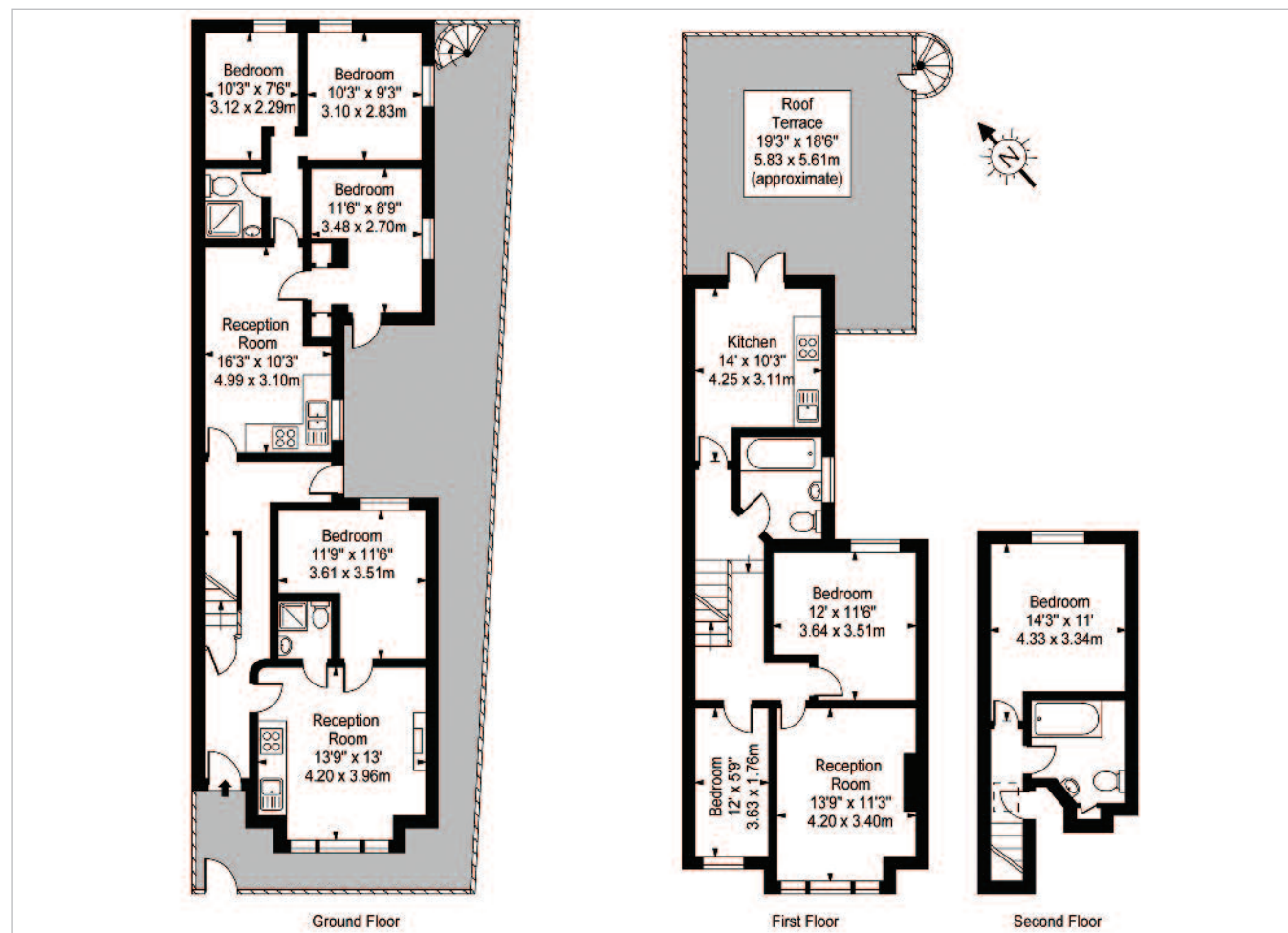
#### To View

Please contact Allsop by sending an email to [jimmy.bruce@allsop.co.uk](mailto:jimmy.bruce@allsop.co.uk) with the subject heading 'Viewing – Lot 55A'.

#### Seller's Solicitor

Messrs Boyes Sutton & Perry (Ref: KM).  
Tel: 0208 449 155.  
Email: [km@bsplaw.co.uk](mailto:km@bsplaw.co.uk)

#### INVESTMENT – Freehold Building



#### Tenure

Freehold.

#### Location

The property is located on the east side of Edgeley Road, to the north of its junction with Clapham High Street (A3). An extensive range of bars, restaurants and shops can be found along Clapham High Street. Underground services run from Clapham North Station (Northern Line) approximately 0.4 miles to the south-east. London Overground services and mainline Rail services run from Clapham High Street Station to the south-east. Road communications are afforded by the A3, A3036, A24 and the A205 (South Circular Road). The open spaces of Clapham Common are nearby.

#### Description

The property comprises an end of terrace building arranged over ground and two upper floors beneath a pitched roof. The property is internally arranged to provide three self-contained residential units. The property benefits from a rear garden and may afford potential for reconfiguration to provide a single family house, subject to all necessary consents being obtained.

#### Accommodation and Tenancies

The information contained in the schedule of Accommodation and Tenancies set out below was provided by the Vendor.

#### Planning

Local Planning Authority: London Borough of Lambeth.  
Tel: 0207 926 1180.

There may be potential for conversion to either flats or a single dwelling subject to obtaining the necessary consents.

Unit	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.
Ground Floor (Front)	Reception Room/Kitchen, Bedroom, Shower Room/WC with wash basin	Subject to an Assured Shorthold Tenancy for a term of 12 months from 8th October 2015	£1,350 p.c.m.
Ground Floor (Rear)	Reception Room/Kitchen, Three Bedrooms, Shower Room/WC with wash basin	Subject to an Assured Shorthold Tenancy for a term of 12 months from 20th July 2016	£1,730 p.c.m.
First and Second Floors	Reception Room, Kitchen, Three Bedrooms, Two Bathrooms/WC with wash basin	Subject to an Assured Shorthold Tenancy for a term of 12 months from 25th April 2016	£3,033.33 p.c.m.

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.



