



**SITUATION**

Located in the heart of Westminster with views over Westminster Cathedral and within easy walking distance to Victoria Underground Station, Westminster Cathedral Piazza and the many shopping and restaurant amenities of Victoria Street.

**PROPERTY**

Forming part of an attractive period mansion block comprising a **Self-Contained 1 Bed Flat** on the fifth floor serviced by a lift and benefitting from a porter service, small communal garden, use of a laundry room, basement storage lockers, entry phone system and gas central heating.

**ACCOMMODATION**

**Fifth Floor Flat**

- 1 Bedroom
- Lounge
- Kitchen
- Bathroom/WC
- GIA Approx 475 sq ft**

**VAT is NOT payable in respect of this Lot**

**TENURE**

**Leasehold for a term of 125 years from 25th March 1985 (thus having 97 years unexpired) at a fixed ground rent of £110 p.a.**

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

**TENANCY**

The property is let on a full repairing and insuring lease to an **Individual** for a term of 99 years from September 1934 (thus having 20 ½ years unexpired) at a current rent of **£150 per annum** exclusive (**See Note 1**).

**Note 1: The Underlessee owns a Share of Freehold in the property and therefore no Freehold ground rent is demanded and only the profit ground rent of £40 p.a. is collected by the Head Lessees.**

**Note 2: No. 33 Ashley Court (1 Bed) sold for £525,000 in May 2012 with Share of Freehold.**



Communal Entrance

**VENDOR'S SOLICITORS**  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts