

6 WEEK COMPLETION



SITUATION

Located close to the junction with South Lodge Avenue in this popular residential suburb some 3 miles from Croydon and 7 miles south of Central London.

PROPERTIES

Comprising **2 x 1 Bedroom Flats** at first floor level within a purpose built block accessed via a communal staircase from Conway Gardens.

VAT is NOT payable in respect of these Lots

TENURE

Each Leasehold for a term of 125 years from 27th January 2011 at a ground rent of £150 p.a.



TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 29 Reserve below £100,000	Flat 1 (1st Floor)	2 Rooms, Kitchen, Bathroom/WC*	Individual	Holding Over	£8,340	AST
Lot 30 Reserve below £100,000	Flat 2 (1st Floor)	2 Rooms, Kitchen, Bathroom/WC*	Individual	Holding Over	£7,200	AST

* Not inspected by Barnett Ross

The Surveyors dealing with these properties are
MATTHEW BERGER and **NICHOLAS BORD**

VENDOR'S SOLICITORS
Vyman - Tel: 020 8427 9080
Ref: Ms Jaymini Ghelani - Email: jaymini.ghelani@vyman.co.uk

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 £600 (including VAT) per lot upon exchange of contracts