

LOT
A

**Balmoral Court,
371 Baring Road, Grove Park,
London SE12 0EE**

Guide Price £2,000,000
BY ORDER OF NATIONALCORP LTD

**FREEHOLD FOR SALE BY PUBLIC AUCTION
THURSDAY 24TH OCTOBER 2013 AT 1 PM
(UNLESS SOLD PRIOR)
AT THE RADISSON BLU PORTMAN HOTEL,
22 PORTMAN SQUARE, LONDON W1H 7BG**

6 WEEK COMPLETION



SITUATION

Located at the southern end of Baring Road close to the intersection with Burnt Ash Lane within this pleasant residential area between Blackheath and Bromley. Grove Park Mainline Station is close by together with local shopping amenities including **Waitrose & Tesco**, plus the open spaces of Downham Fields, the City of London Sports Ground and Elmstead Wood.

Baring Road enjoys easy access to the A205 South Circular Road and is just 10 miles south east of Central London.

PROPERTY

An attractive detached block comprising **12 Self-Contained Flats (9 x 2 bed flats and 3 x 1 bed flats)** erected circa 1990. There is drive in entrance to a front car park having 13 spaces.

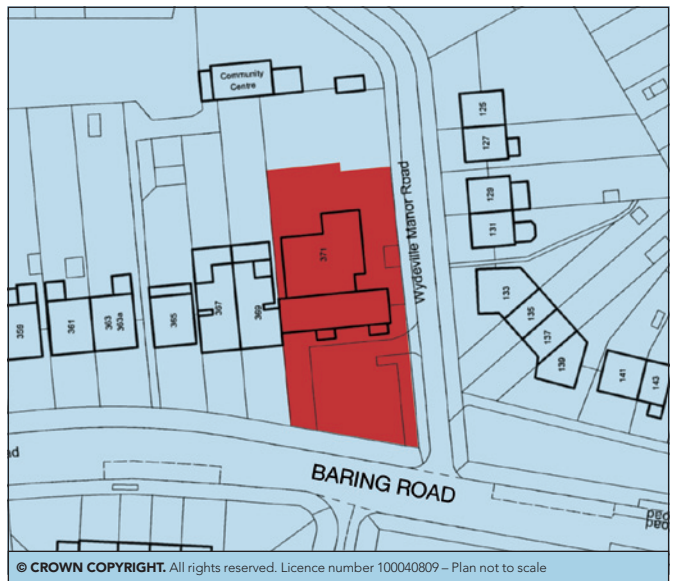
Each Ground Floor Flat has large patio doors to an outside area and the 8 Upper Floor Flats each have a balcony.

We understand that the kitchens and bathrooms were all renewed in the last 10 years.

VAT is NOT payable in respect of this Lot

FREEHOLD

**£107,460 p.a. Plus
Vacant Flat**



Brook Point 1412 High Road, Whetstone, London N20 9BH
Tel: 020 8492 9449 Fax: 020 8492 7373

VENDOR'S SOLICITORS
Christopher Davidson – Tel: 01242 581 481
Ref: A. Raistrick, Esq – Email: ar@cdlaw.co.uk



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Flat 1 (Ground Floor)	3 Rooms, Kitchen, Bathroom/WC		VACANT		
Flat 2 (Ground Floor)	3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 1st March 2004	£9,600	AST – Holding Over £500 Rent Deposit held
Flat 3 (Ground Floor)	3 Rooms, Kitchen, Bathroom/WC	2 Individuals	1 year from 15th June 2013	£10,500	AST £875 Rent Deposit held
Flat 4 (Ground Floor)	2 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 27th April 2013	£9,300	AST £775 Rent Deposit held
Flat 5 (First Floor)	3 Rooms, Kitchen, Bathroom/WC	2 Individuals	6 months from 15th October 2011	£9,900	AST – Holding Over £895 Rent Deposit held
Flat 6 (First Floor)	3 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 1st February 2012	£9,600	AST – Holding Over £850 Rent Deposit held
Flat 7 (First Floor)	3 Rooms, Kitchen, Bathroom/WC	2 Individuals	1 year from 30th October 2009	£9,840	AST – Holding Over £850 Rent Deposit held
Flat 8 (First Floor)	2 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 1st December 2012	£9,300	AST – Holding Over £850 Rent Deposit held
Flat 9 (Second Floor)	3 Rooms, Kitchen, Bathroom/WC	2 Individuals	1 year from 4th March 2013	£10,500	AST £975 Rent Deposit held
Flat 10 (Second Floor)	3 Rooms, Kitchen, Bathroom/WC	2 Individuals	1 year from 9th January 2010	£9,600	AST – Holding Over £850 Rent Deposit held
Flat 11 (Second Floor)	3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 10th May 2012	£10,380	AST – Holding Over £925 Rent Deposit held
Flat 12 (Second Floor)	2 Rooms, Kitchen, Bathroom/WC	2 Individuals	1 year from 19th August 2011	£8,940	AST – Holding Over £825 Rent Deposit held
				£107,460 Plus Vacant Flat	

The Surveyors dealing with this property are
JOHN BARNETT and **JONATHAN ROSS**

General Conditions and Memorandum
As per Barnett Ross Catalogue 24th October 2013
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts