

**6 WEEK COMPLETION**



**SITUATION**

Located at the junction with Langmead Street being within close proximity to West Norwood Mainline Station, opposite **Travis Perkins** and a variety of local traders.

West Norwood lies approximately 5 miles south-east of central London, approximately 2 miles south of Clapham and benefits from good road access via the A205 (South Circular).

**PROPERTY**

Forming part of a corner building comprising a **Self-Contained Flat** on the first floor accessed via a separate side entrance on Langmead Street.

**ACCOMMODATION**

**First Floor Flat**

1 Bedroom, Open plan Living Room/Kitchen, Bathroom/WC

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

**TENURE**

**Leasehold for a term of 150 years from completion at a ground rent of £100 p.a. doubling every 25 years.**

**TENANCY**

The property is let on an Assured Shorthold Tenancy to an individual for a term of 12 months from 22nd October 2009 at a current rent of **£9,600 per annum** exclusive.

**Note: The lessee is Holding Over and has been in occupation for 4 years.**

**£9,600 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

**VENDOR'S SOLICITORS**

Anthony Gold Solicitors - Tel: 020 8765 2700  
Ref: S. Mcguire Esq - Email: spencer.mcguire@anthonygold.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 £500 (including VAT) upon exchange of contracts