



**SITUATION**

In this most sought after residential location, just off Gloucester Road and within easy walking distance of Baker Street Underground Station (Bakerloo, Metropolitan, Circle, Jubilee, Hammersmith & City Lines) and the prime West End shopping facilities in Oxford Street.

**PROPERTY**

A Period terraced **16 Room House (GIA Approx. 2,948 sq ft)** planned on ground, lower ground (with separate street entrance) and 3 upper floors, registered as an H.M.O.

**There are the following communal facilities:**

- Lower Ground: Shower/WC
- First Floor: Shower/WC
- Second Floor: Bath/WC
- Third Floor: Bathroom

**Plans available from Auctioneers.**

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

**FREEHOLD**



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**£74,955 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**JOINT AUCTIONEERS**

Beckett & Kay LLP – Tel: 020 7439 6667  
Ref: P. Beckett, Esq – Email: peterbeckett@beckettandkay.co.uk

**VENDOR'S SOLICITORS**

Kerman & Co. LLP - Tel: 020 7539 7307  
Ref: R. Butler, Esq - Email: roger.butler@kermanco.com

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

### TENANCIES & ACCOMMODATION

Room	Lessee	Term	Ann. Rental	Remarks
Rooms 1 & 2 (Ground Floor)	Individual	AST from 30th July 2001 (Holding Over)	£8,399	Application made for possession due to arrears of rent etc.
Room 3 (Ground Floor)	Individual	AST from 13th April 2012 (Holding Over)	£6,760	
Room 4 (First Floor)	Individual	AST for 1 year from 31st December 2014	£5,720	
Rooms 5 & 6 (First Floor)	Individual	AST from 19th March 2010 (Holding Over)	£8,400	
Room 7 (Second Floor)	Individual	AST from 1st July 1999 (Holding Over)	£5,400	
Rooms 8 & 9 (Second Floor)	Individual	AST from 6th March 2013 (Holding Over)	£7,800	
Rooms 10 & 14 (Third Floor)	Individual	Regulated	£4,914	EDR 10/1/13
Room 11 (Third Floor)	Individual	Regulated	£5,122	EDR 8/1/13
Room 12 (Third Floor)	Individual	AST from 15th April 1993 (Holding Over)	£4,800	
Room 15 (Lower Ground)	Individual	AST for 1 year from 3rd September 2014	£6,240	
Room 16 (Lower Ground)	Individual	AST from 9th December 2010 (Holding Over)	£6,000	
Room 17 (Lower Ground)	Individual	AST from 18th February 2010 (Holding Over)	£5,400	
<b>TOTAL</b>			<b>£74,955</b>	

**Note 1: All rents (except Rooms 1 & 2) are paid by Direct Debit.**

**Note 3: An H.M.O. at 44 York Street sold in February 2015 for £2,770,000.**

**Note 2: The Freeholder pays the Council Tax which, for the current year commencing April 2015 is £1,345.48.**