



### Situation

Located in this predominantly residential area, close to the junction with West Barnes Lane amongst a host of local traders and only 1/2 mile from Motspur Park Train Station (South Western Rail). New Malden lies approximately 6 miles south-east of Richmond and 12 miles south-west of central London with excellent road links via the A3.

### Property

A mid terrace building comprising **3 Self-Contained Flats** each having uPVC double glazing.

VAT is NOT applicable to this Lot

Freehold

Note 1: Plans available upon request.

Note 2: Planning permission was granted on the 08/03/16 for the 'erection of an L-Shaped rear roof extension with 2 x roof lights to the front roof slope (ref no. 15/P4777)

### Tenancies and Accommodation

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 1 (Front Ground Floor)	1 Bedroom, Kitchen, Shower/WC plus outside Space <b>GIA Approx. 371 sq ft</b>	Individual(s)	6 months from 28th November 2016	£10,200	AST. Holding over Electric heating. <b>£1,275 Rent Deposit held.</b>
Flat 2 (Rear Ground Floor & Garden)	1 Bedroom, Living Room, Kitchen, Bathroom/WC Plus Garden <b>GIA Approx. 485 sq ft plus Garden</b>	Individual(s)	6 months from 28th May 2018	£12,600	AST. Holding over . Gas c/h <b>£1,050 Rent Deposit held.</b>
Flat 3 (First Floor)	2 Bedrooms, Living Room/Kitchen, Bathroom/WC <b>GIA Approx. 636 sq ft</b>	Individual(s)	2 years from 19th February 2018	£14,591.16	AST Gas c/h
				<b>Total: £37,391.16</b>	

**£37,391.16** per annum

The Surveyors dealing with this property are  
**Jonathan Ross** and **Elliott Greene**

For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page

**Vendor's Solicitors**  
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