



## SITUATION

Located in this highly sought-after area between Battersea Park and Clapham Common, a short walk from Lavender Hill with its excellent local shopping and restaurants, within close proximity to Clapham Junction Station (Overground and National Rail) and just 2 miles south of central London.

## PROPERTY

A mid-terraced house converted to provide a **1 Bed Flat** on ground floor level **with a 16'7" deep rear garden** and a **3 Bed Flat** on the first and second floors.

## ACCOMMODATION (measurements to maximum points)

### Ground Floor Garden Flat

Living Room	13'9"	×	12'0"
Bedroom	11'6"	×	10'6"
Kitchen	11'7"	×	10'0"
Bathroom/WC	6'2"	×	6'9"

(GIA Approx. 505 sq ft plus Rear Garden)

### First and Second Floor Flat

Living Room	14'1"	×	16'4"
Kitchen	9'9"	×	9'11"
Bedroom 1	11'7"	×	10'8"
Bedroom 2	10'0"	×	6'9"
Bedroom 3	7'9"	×	10'0"
Bathroom/WC	7'11"	×	5'8"

(GIA Approx. 770 sq ft)

VAT is NOT applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **Optivo Housing Association** for a term of 25 years from 25th March 1997 at a current rent of **£21,000 per annum** exclusive.

**Note 1: Valuable Reversion and chance of possession in 2022.**

**Note 2: A 1 Bed Flat at No.14b Latchmere Road sold in December 2018 at £350,000.**

**Note 3: A 3 Bed Flat at No.211a Latchmere Road sold in April 2019 at £610,000.**

**£21,000** per annum

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

## Vendor's Solicitors

Russell Cooke LLP

Tel: 020 8789 9111 Ref: Harriet Frisell

Email: harriet.frisell@russell-cooke.co.uk

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 £850 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**