



## SITUATION

Located to the north of St George's Square in this sought after residential area. Local shopping facilities are nearby with the more extensive facilities of Victoria being approximately a 10 minute walk to the north. In addition, the area is well served by good public transport with Pimlico Underground Station (Victoria Line) just a few minutes away and Victoria Rail, Bus & Coach Stations under ½ mile distant.

## PROPERTY

Forming part of a mid terraced period building comprising a third floor **Self-Contained 2 Bed Flat.**

## ACCOMMODATION

### Third Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC<sup>1</sup>

Area Approx. 462 sq ft<sup>1</sup>

<sup>1</sup>Not inspected by Barnett Ross. Accommodation and Floor Area taken from rightmove.co.uk.

**VAT is NOT applicable to this Lot**

## TENURE

**Leasehold for a term of 999 years from 1st January 2018 at a peppercorn ground rent.**



## TENANCY

The property is let on a full repairing and insuring lease to an **Individual** for a term of 150 years from 25th December 1951 at a fixed ground rent of **£100 per annum** exclusive.

**Valuable Reversion is approx. 80¾ years.**

### Note:

- A 495 sq ft flat in 97 Belgrave Rd sold in Sept. 2020 for **£830,000 (£1,677 psf).**
- A 538 sq ft flat in 109 Belgrave Rd sold in Aug. 2020 for **£820,000 (£1,524 psf).**

# 2 Bed Flat with Valuable Reversion

The Surveyors dealing with this property are  
**John Barnett** and **Nathan Schindler**

## Vendor's Solicitors

Ashley Wilson Solicitors  
Tel: 020 7584 7557 Ref: Tony Wilson  
Email: [twilson@ashleywilson.co.uk](mailto:twilson@ashleywilson.co.uk)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**