



SITUATION

Located within this popular residential area being within a few hundred yards of the junction with Richmond Road which houses the local shopping facilities, a 1/3 mile from St Margarets Station (South Western Railway) and less than 1/2 mile from Richmond town centre with its multiple shopping facilities and restaurants.

Richmond Park and Kew Gardens are all in close proximity. Twickenham is an affluent and sought after suburb located some 11 miles west of central London with good road links via the A316.

PROPERTY

An attractive mid terraced building comprising **4 Self-Contained Flats** planned on the lower ground, raised ground, first and second floors. Flat 19a is accessed via its own private street entrance and the remaining flats are accessed via a communal street entrance which also leads to communal rear access to a **Garden**.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: The Executors recently spent £20,000 on a new roof.

Note 2: There is a two storey extension currently being built at the rear of the adjoining property (No. 21) and therefore there is potential to add a similar extension to the rear of No. 19, subject to possession and the necessary consents.

Note 3: There is a 6 week completion.

Note 4: Refer to Auctioneers for virtual tour of Flats 19a and 19c.

£42,600 p.a. Plus Vacant Flat

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Vendor's Solicitors

Maurice Hackenbroch & Co
Tel: 020 8958 4000 Ref: Maurice Hackenbroch
Email: mauricehackenbroch@gmail.com

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'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 19a (Lower Ground Floor Flat)	1 Bedroom, Living Room, Kitchen (with door leading to communal rear garden), Shower Room/WC. (GIA Approx. 619 sq ft)			VACANT	
No. 19b (Raised Ground Floor Flat)	1 Bedroom, Open Plan Living Room / Kitchen, Shower Room/WC (GIA Approx. 376 sq ft¹)	2 Individuals	2 years from 15th January 2020	£13,200	AST. Holding over. £1,269 Rent Deposit held.
No. 19c (First Floor Flat)	1 Bedroom, Open Plan Living Room / Kitchen, Shower Room/WC (GIA Approx. 425 sq ft)	2 Individuals	1 year from 29th March 2019	£14,400	AST. Holding over. £1,384 Rent Deposit held.
No. 19d (Second Floor Flat)	1 Bedroom, Living Room, Kitchen/Diner, Bathroom/WC (GIA Approx. 560 sq ft¹)	Individual	1 year from 22nd June 2019	£15,000	AST. Holding over. £1,442 Rent Deposit held.
				Total: £42,600 plus Vacant Flat	

¹Not inspected by Barnett Ross. Area taken from EPC.