



SITUATION

Located in this popular residential area close to the junction with Broughton Street, approximately 1/2 a mile from the open spaces of Battersea Park to the north and less than a mile from Clapham Common to the south.

The property is ideally situated less than a mile from Battersea Park Station (Southern Rail) and the new Battersea Power Underground Station (Northern Line) and is approximately 3 miles south of central London.

PROPERTY

A mid-terrace building comprising **2 Self-Contained Flats** planned on ground, first and second floors. The property includes a **Cellar** (see **Note 2**) and a **Rear Garden**.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Flat & Rear Garden	Not inspected – believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC plus rear Garden See Note 2 regarding the Cellar.	2 Individuals	99 years from 20th February 1984	£60 (rising to £90 p.a. in 2050)	FRI Valuable Reversion in approx. 61 years.
First & Second Floor Flat	Not inspected – believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC See Note 3 regarding proposed roof extension.	Individual	125 years from 1st January 2010	£150 (doubling every 25 years)	FRI We understand this flat was sold in June 2021 for £645,000.
				Total: £210	

Note 1: In accordance with s.5B of the Landlord & Tenant Act 1987, notices have been served on the lessees and they have not reserved their rights of first refusal.

Note 2: The lessees of the Ground Floor Flat use the Cellar which is accessed directly from the flat, but the Cellar is not included in the demise.

Note 3: The lessee of the First & Second Floor Flat submitted a planning application to Wandsworth Council on 01/11/2021 for 'Alterations including erection of mansard roof extension to main rear roof slope, increase of eaves height to three storey back addition and formation of roof terrace above part of back addition' (Ref: 2021/4562). **We understand the Freeholder's consent would be required for use of the airspace above the Loft and existing roof.**

Note 4: The Freeholder insures. Current sum insured is £549,645. Current premium is £524.45.

£210 p.a. with Valuable Reversion

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

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

Vendor's Solicitors

Merali Beedle
Tel: 020 7368 3325 Ref: Victoria McDonagh
Email: vmcdonagh@meralibeedle.com