



SITUATION

Located on the main A24 High Street Colliers Wood, at the corner of Walpole Road, only a short walk from both Colliers Wood & Tooting Broadway Underground Stations (Northern Line) and also Tooting Mainline Station, under ½ mile from **St. George’s Hospital** within this highly sought after residential area.

Colliers Wood lies midway between Tooting and South Wimbledon approximately 7 miles south of central London.

PROPERTY

Forming part of a mid terraced building comprising a **Self-Contained 4 Bed Flat** at first & second floor level with its own separate front entrance.
The flat has Gas Central Heating and UPVC Double Glazing.
The main roof has also been renewed.

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 199 years from 30th March 2007 at a fixed ground rent of £50 p.a.

Note 1: There may be potential to extend into the loft space and to convert the flat into 2 or 3 units, subject to obtaining any necessary consents.

£17,700 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

ACCOMMODATION

First Floor

- Living Room 16'8" x 11'8"
- Bedroom 1 10'7" x 14'3"
- Kitchen 7'11" x 10'9"
- Bathroom, Sep WC

Second Floor

- Bedroom 2 10'6" x 13'6"
- Bedroom 3 8'3" x 12'6"
- Bedroom 4 8'2" x 9'7"

GIA Approx 1,050 sq ft

TENANCY

The property is let on an AST to 4 Individuals for a term of 1 year from 6th October 2013 at a current rent of **£17,700 per annum** exclusive.

Note 2: St George’s Hospital is one of the largest Teaching Hospitals in the U.K. employing several thousand staff, many of whom live and rent accommodation in the immediate area.

Note 3: There is a mutual 6 month break clause and a Rent Deposit of £2,137.50 held.

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