



**SITUATION**

Located between Elgin Avenue and Sutherland Avenue in this highly sought after residential area approximately 2 miles north-west of the West End.

**PROPERTY**

A semi-detached building comprising **4 Self-Contained Flats** together with a Rear Garden.

**VAT is NOT payable in respect of this Lot**

**TENANCIES & ACCOMMODATION**

| Property                         | Accommodation | Lessee                | Term                              | Ann. Excl. Rental                      | Remarks                                   |
|----------------------------------|---------------|-----------------------|-----------------------------------|--|---|
| Basement Flat plus Garden        | Not inspected | Individual(s)         | 125 years from 24th June 1987     | £50<br><i>(rising to £100 in 2017)</i> | FRI<br>Rent rises by £50 every 30 years.  |
| Ground Floor Flat                | Not inspected | Individual(s)         | 125 years from 24th June 1987     | £50<br><i>(rising to £100 in 2017)</i> | FRI<br>Rent rises by £50 every 30 years.  |
| First Floor Flat                 | Not inspected | Mountview Estates plc | 125 years from 17th February 2015 | £300                                   | FRI<br>Rent rises by £300 every 30 years. |
| Second Floor Flat and Loft Space | Not inspected | Mountview Estates plc | 125 years from 17th February 2015 | £300                                   | FRI<br>Rent rises by £300 every 30 years. |

**TOTAL** £700  
*(rising to £800 in 2017)*

**FREEHOLD**

**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. This Lot cannot be sold prior to auction.**

**Note 2: The Freeholder currently appoints management and insures. Current sum insured £1,313,696. Current premium £1,747.37.**

**£700 p.a. rising to £800 p.a. in 2017**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JOHN BARNETT**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**  
Watson, Farley & Williams LLP – Tel: 020 7814 8000  
Ref: G. Ritter Esq – Email: gritter@wfw.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts