



SITUATION

Located in this sought-after residential area, less than 500 yards from Tooting High Street & Tooting Broadway which houses such multiples as **Sainsbury's, Primark, HSBC, TK Maxx, Poundland, Wilko** and **McDonald's**. The property is only a 2 minute walk from **St. George's Hospital** and Tooting Gardens as well as being within close proximity to several schools.

Tooting is a popular residential and commercial centre approx. 6 miles south-west of central London with good transport links via Tooting Broadway Station (Northern Line) and the A24.

PROPERTY

A mid-terraced property comprising **2 Self-Contained Maisonettes** on ground and first floors each with its own section of rear garden. Each maisonette has Gas CH and uPVC windows.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 27a (Ground Floor Maisonette)	1 Bedroom, Living Room, Kitchen, Dining Room, Bathroom/WC Plus Garden GIA Approx 608 sq ft	Individual	1 year from 1st December 2004	£10,800	AST – Holding Over £900 Rent Deposit held.
No. 27 (First Floor Maisonette)	2 Bedrooms, Living Room, Kitchen, Dining Room, Bathroom/WC Plus Garden GIA Approx 667 sq ft	2 Individuals	1 year from 1st April 2005	£11,400	AST – Holding Over £450 Rent Deposit held.
				Total: £22,200	

Note: We understand that a 1 bed maisonette at no 47a Fairlight Road has just sold for £415,000.

£22,200 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

Russell Cooke LLP
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For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page