



SITUATION

Occupying a prominent corner position, close to the junction with Avondale Rise in this highly sought-after residential area. The busy shopping streets of Lordship Lane and Bellenden Road are both within easy walking distance and there is a Sainsbury's Superstore nearby.

The property is conveniently located less than ½ a mile from East Dulwich Station (Southern Rail), less than 1 mile from Denmark Hill Station (Overground, Thameslink & Southeastern Rail) and approximately 3 miles south of central London.

PROPERTY

An attractive corner building (formerly the Ivanhoe Public House) comprising **8 Self-Contained Flats (3 × 2 Bed, 4 × 1 Bed and 1 × Studio)** on lower ground, ground, first and second floors.

The property benefits from:

- Entrances on Ivanhoe Road and Malfort Road.
- Each flat is separately metered for gas, electricity and water.
- Each flat benefits from uPVC double glazing, gas central heating and an entryphone.
- The rooms in the lower ground floor have underfloor heating.
- The three flats with ground floors benefit from high ceilings.
- The property includes a CCTV system.

Refer to the Auctioneers for the virtual tour and floor plans of the property.

VAT is NOT applicable to this Lot

FREEHOLD



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£150,960 per annum

The Surveyors dealing with this property are
Steven Grossman and Zac Cheek

Joint Auctioneers

HAMMERED Auctions

Tel: 020 8123 0988 Ref: Piotr Rusinek

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Vendor's Solicitors

Miller Parris Solicitors

Tel: 01903 205 771 Ref: Vicky Dance

Email: vickydance@millerparris.co.uk

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'**

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
26A Ivanhoe Road (First Floor Flat)	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 505 sq ft ¹)	2 individuals	6 months from 20th September 2023	£17,400	AST Holding Over. £1,555 Rent Deposit held.
26B Ivanhoe Road (First Floor Flat)	1 Bedroom, Living Room, Kitchen, Bathroom/WC (GIA Approx. 542 sq ft ¹)	2 individuals	1 year from 20th September 2013	£17,400	AST Holding Over. £1,557 Rent Deposit held.
26C Ivanhoe Road (Second Floor Flat)	1 Bedroom, Living Room/Kitchen, Bathroom/WC, Roof Terrace (GIA Approx. 488 sq ft ¹)	2 individuals	6 months from 30th October 2023	£19,200	AST Holding Over. £1,730 Rent Deposit held.
26D Ivanhoe Road (Second Floor Flat)	1 Bedroom, Living Room/Kitchen, Bathroom/WC, Roof Terrace (GIA Approx. 548 sq ft ¹)	Individual	6 months from 6th October 2023	£19,200	AST Holding Over. £1,640 Rent Deposit held.
26E Ivanhoe Road (First Floor Flat)	Studio Room Kitchen, Bathroom/WC (GIA Approx. 437 sq ft ¹)	Individual	6 months from 4th September 2023	£13,200	AST Holding Over. This flat is furnished – refer to legal pack for list of items. £1,265 Rent Deposit held.
28 Ivanhoe Road (Ground & Lower Ground Floor Flat)	2 Bedrooms (one with ensuite), Living Room/Kitchen, Bathroom/WC (GIA Approx. 1,069 sq ft ¹)	3 Individuals	6 months from 30th September 2023	£21,600 (see Note 1)	AST Holding over. £1,960 Rent Deposit held. Note 1: The lessees have served notice to vacate on 2nd July 2024.
15 Malfort Road (Ground & Lower Ground Floor Flat)	2 Bedrooms (one with dressing room), Living Room/Kitchen, Bathroom/WC (GIA Approx. 872 sq ft ¹)	2 individuals	6 months from 11th January 2024	£20,760	AST £1,995 Rent Deposit held.
17 Malfort Road (Ground & Lower Ground Floor Flat)	2 Bedrooms, Living Room/Kitchen, Bathroom/WC, separate WC (GIA Approx. 973 sq ft ¹)	2 individuals	1 year from 6th December 2023	£22,200	AST £2,130 Rent Deposit held.
Total GIA of 8 Flats Approx. 5,434 sq ft				Total: £150,960	

¹Areas provided by Vendor.

Note 2: Since 2014, the Vendor has advised that the building has been fully let except during 2020 when one of the flats was periodically vacant due to the Covid pandemic.

Note 3:

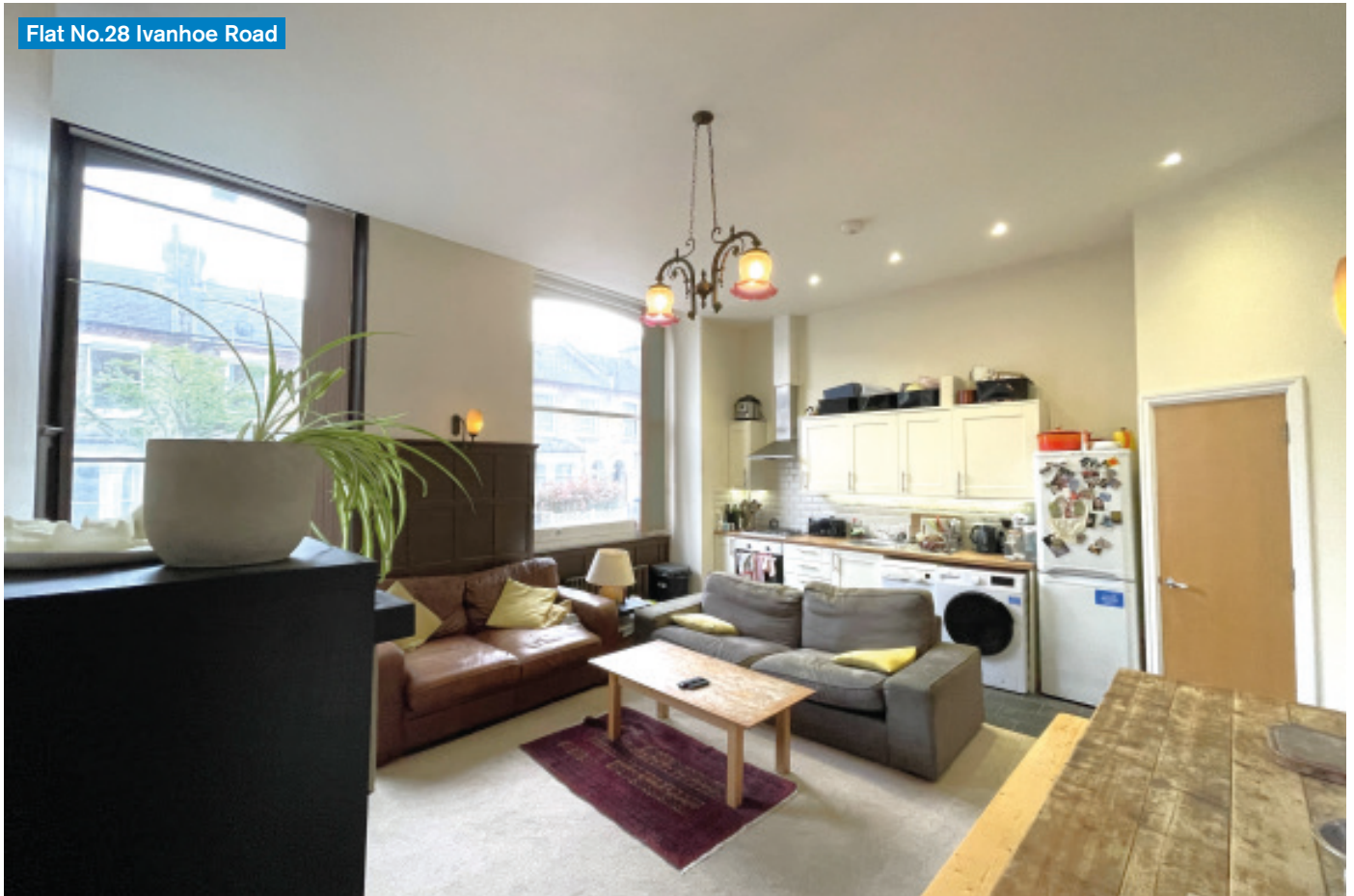
- **16a Ivanhoe Road (1 bed flat – GIA Approx. 487 sq ft) sold for £420,000 in February 2024.**
- **35b Ivanhoe Road (2 bed flat – GIA Approx. 713 sq ft) sold for £475,000 in June 2021.**

(Source: Zoopla.co.uk)

Ivanhoe Road Frontage



Flat No.28 Ivanhoe Road



View from balcony of Flat 26c Ivanhoe Road

