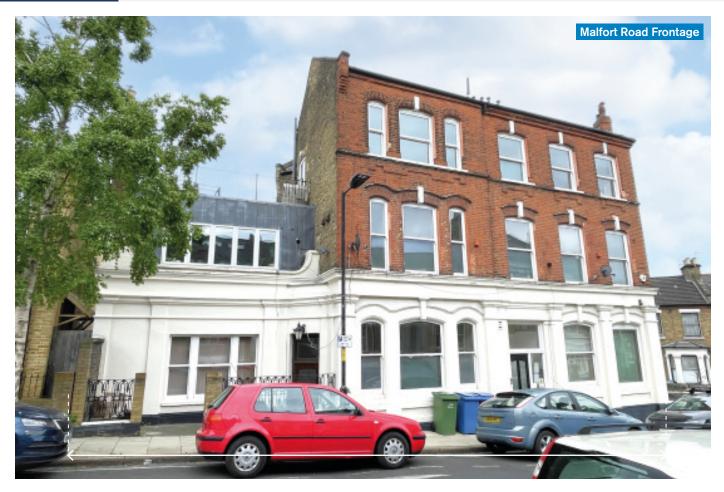
Lot 1

26A-E & 28 Ivanhoe Road and 15 & 17 Malfort Road, Camberwell, London SE5 8DH

*Guide: £2,000,000+ Unbroken Residential Investment 8 Flats each let on ASTs 8 week completion



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



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

Joint Auctioneers HAMMERED Auctions Tel: 020 8123 0988 Ref: Piotr Rusinek Email: piotr@hammeredauctions.co.uk

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 \pounds 1,000 plus VAT upon exchange of contracts ***Refer to points 9 and 10 in the 'Notice to all Bidders'**



TENANCIES & ACCOMMODATION

First Floor Flat)Living Room/Kitchen, Bathroom/WC (GIA Approx. 505 sq ft))2 individuals20th September 2023Mail and the positi feid. Sent Depositi heid.26B barnhoe Road First Floor Flat)L Bedroom, Kitphen, Kitphen, Kitphen, Kitphen, Kitphen, Kitphen, Kitphen, Sacond Floor Flat)1 Bedroom, Living Room, Kitphen, Kitphen, Kitphen, Bathroom/WC, (GIA Approx. 542 sq ft))2 individuals I individuals5 months from 30th October 2023\$19,200AST Holding Over. 61,557 Rent Depositi heid.26C Ivanhoe Road Sacond Floor Flat)1 Bedroom, Living Room/Kitchen, Bathroom/WC, Road Tierrace Road Floor Flat)1 Individuals6 months from 6th October 2023\$19,200AST Holding Over. 51,720 Rent Depositi heid.26D Ivanhoe Road Second Floor Flat)1 Bedroom, Living Room/Kitchen, Bathroom/WC, Road Floor Flat)Individual Second Floor Flat)6 months from 6th October 2023\$19,200AST Holding Over. 51,200 Rent Depositi heid.26D Ivanhoe Road Giou A Studio Room First Floor Flat)Studio Room Kitchen, Bathroom/WC (GIA Approx. 437 sq ft))Individual I individuals6 months from 30th September 2023\$21,600 \$21,600AST Holding Over. 51,265 Rent Depositi heid.276 Wanhoe Road Ground & Lover First Floor Flat)2 Bedrooms (one with ensuite), Living Room/Kitchen, Bathroom/WC (GIA Approx. 1,069 sq ft))3 Individuals6 months from 30th September 2023\$21,600 \$21,600AST heid.28 Wanhoe Road Ground & Lover Ground & Lover, Cigan Approx. 1,069 sq ft))	Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
First Floor Flat)Living Room, Kitchen, Baltnoom/WC (GIA Approx. 542 sq ft1)2 Individuals20th September 2013I and the first Floor Sp Rent Deposit held.26C Ivanhoe Road Second Floor Flat)Ledroom, WC Roof Terrace (GIA Approx. 488 sq ft1)2 Individuals6 months from 30th October 2023\$19,200AST Holding Over. £1,730 Rent Deposit held.26D Ivanhoe Road Second Floor Flat)Ledroom, Kitchen, Balthroom/WC, Roof Terrace (GIA Approx. 488 sq ft1)Individual6 months from 6th October 2023\$19,200AST Holding Over. £1,640 Rent Deposit held.26D Ivanhoe Road Second Floor Flat)Ledroom, Kitchen, Balthroom/WC, Roof Terrace (GIA Approx. 437 sq ft1)Individual6 months from 4th September 2023\$19,200AST Holding Over. £1,640 Rent Deposit held.28E Ivanhoe Road First Floor Flat)Studio Room Kitchen, Balthroom/WC (GIA Approx. 437 sq ft1)Individual6 months from 30th September 2023\$12,200AST Holding Over. £1,265 Rent Deposit held.28 Ivanhoe Road Ground & Lower Ground A Lower Ground A Lower Tota Room/Kitchen, Balthroom/WC (GIA Approx. 1,069 sq ft1)3 Individuals6 months from 30th September 2023\$20,760\$21,960 Rent Deposit held.15 Malfort Road Ground & Lower Torund Floor Flat)2 Bedrooms (ne with dressing room), Balthroom/WC (GIA Approx. 7,059 sq ft1)3 Individuals6 months from 11 th January 2024\$20,760\$1,955 Rent Deposit held.15 Malfort Road Ground & Lower Torund Floor Flat)2 Bedrooms, Kitchen, Balthroom/WC (26A Ivanhoe Road (First Floor Flat)	Living Room/Kitchen, Bathroom/WC	2 individuals		£17,400	Holding Over. £1,555 Rent Deposit
Second Floor FlatLiving Room/Kitchen, Bathroom/WC, Roof Terrace (GIA Approx. 488 sq ft')30th October 2023Holding Over. \$17.30 Rent Deposit held.26D Ivanhoe Road Second Floor Flat1 Bedroom, Living Room/Kitchen, Bathroom/WC, Roof Terrace 	26B Ivanhoe Road (First Floor Flat)	Living Room, Kitchen, Bathroom/WC	2 individuals		£17,400	Holding Over. £1,557 Rent Deposit
Second Floor Flat) Living Room/Kitchen, Bathroom/WC, Roof Terrace (GIA Approx. 548 sq ft1) 6th October 2023 Holding Over. \$1,640 Rent Deposit held. 28E Ivanhoe Road First Floor Flat) Studio Room Kitchen, Bathroom/WC (GIA Approx. 437 sq ft1) 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 & Lower Ground Floor Flat) 2 Bedrooms (one with ensuite), Living Room/Kitchen, Bathroom/WC (GIA Approx. 1,069 sq ft1) 3 Individuals 6 months from 30th September 2023 \$21,600 (see Note 1) AST Holding over. \$1,960 Rent Deposit held. 15 Malfort Road Ground Floor Flat) 2 Bedrooms (one with dressing room), Bathroom/WC (GIA Approx. 1,069 sq ft1) 2 individuals 6 months from 11th January 2024 \$20,760 AST £1,995 Rent Deposit held. 17 Malfort Road Ground Floor Flat) 2 Bedrooms (one with dressing room), Bathroom/WC (GIA Approx. 972 sq ft1) 2 individuals 1 year from 6th December 2023 \$22,200 AST £1,995 Rent Deposit held. 17 Malfort Road Ground Floor Flat) 2 Bedrooms (see with dressing room), Bathroom/WC (GIA Approx. 973 sq ft1) 2 individuals 1 year from 6th December 2023 \$22,200 AST £1,995 Rent Deposit held.	26C Ivanhoe Road (Second Floor Flat)	Living Room/Kitchen, Bathroom/WC, Roof Terrace	2 individuals		£19,200	Holding Over. £1,730 Rent Deposit
[First Floor Flat)Kitchen, Bathroom/WC (GIA Approx. 437 sq ft')4th September 2023Holding Over. This flat is furnished refer to legal pack for list of items. £1,265 Rent Deposit heid.28 Ivanhoe Road (Ground & Lower Ground Floor Flat)2 Bedrooms (one with ensuite), Bathroom/Kitchen, B	26D Ivanhoe Road (Second Floor Flat)	Living Room/Kitchen, Bathroom/WC, Roof Terrace	Individual		£19,200	Holding Over. £1,640 Rent Deposit
Ground & Lower Ground Floor Flat)Living Room/Kitchen, Bathroom/WC (GIA Approx. 1,069 sq ft')30th September 2023(see Note 1)Holding over. £1,960 Rent Deposit held.15 Malfort Road (Ground & Lower Ground Floor Flat)2 Bedrooms (one with dressing room), Living Room/Kitchen, Bathroom/WC (GIA Approx. 872 sq ft')2 individuals 2 individuals6 months from 11th January 2024\$20,760AST 	26E Ivanhoe Road (First Floor Flat)	Kitchen, Bathroom/WC	Individual		£13,200	Holding Over. This flat is furnished – refer to legal pack for list of items. £1,265 Rent Deposit
Ground & Lower Ground Floor Flat)Living Room/Kitchen, Bathroom/WC (GIA Approx. 872 sq ft1)11th January 2024£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 ft1)2 individuals1 year from 6th December 2023£22,200AST £2,130 Rent Deposit held.	28 Ivanhoe Road (Ground & Lower Ground Floor Flat)	Living Room/Kitchen, Bathroom/WC	3 Individuals			Holding over. £1,960 Rent Deposit held. Note 1: The lessees have served notice to vacate on 2nd July
(Ground & Lower Ground & Lower Ground Floor Flat) Living Room/Kitchen, Stath Composition (GIA Approx. 973 sq ft1) 6th December 2023 £2,130 Rent Deposition (Composition (Composi	15 Malfort Road (Ground & Lower Ground Floor Flat)	Living Room/Kitchen, Bathroom/WC	2 individuals		£20,760	£1,995 Rent Deposit
Total GIA of 8 Flats Approx. 5,434 sq ft Total: £150.960	17 Malfort Road (Ground & Lower Ground Floor Flat)	Living Room/Kitchen, Bathroom/WC, separate WC	2 individuals		£22,200	£2,130 Rent Deposit
		Total GIA of 8 Flats Approx. 5.434 sq	ft		Total: £150,960	

¹Areas provided by Vendor.

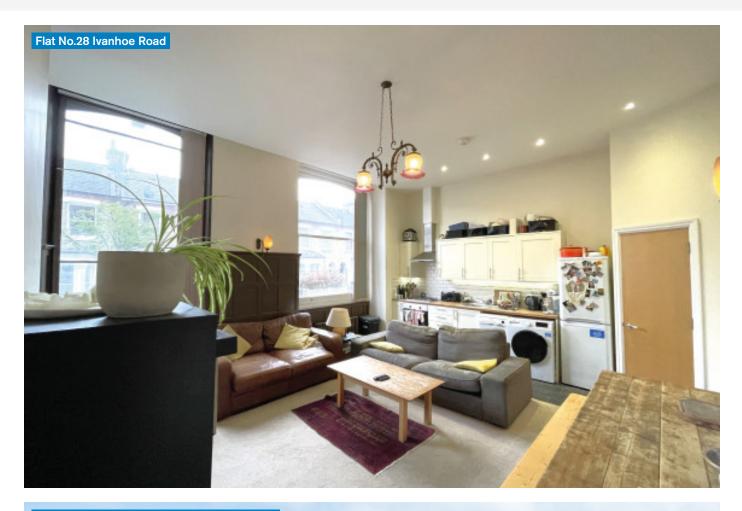
Note 2: Since 2014, the Vendor has advised that the building has been fully let except during 2020 when one of the flats was periodically vacant due to the Covid pandemic.

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)





View from balacony of Flat 26c Ivanhoe Road

