

# Lot 14

19–20 Porten Road, Brook Green,  
London W14 0LZ

**\*Guide: £5,000**  
In same ownership for over 44 years.  
Residential Ground Rent Investment.



## SITUATION

Located close to the junction with Ceylon Road in this sought-after residential area of Brook Green, conveniently located less than a ¼ of a mile from Kensington (Olympia) Station (District, Mildmay and Southern), approximately ½ a mile from Shepherd's Bush Station (Central, Mildmay and Southern), Westfield London Shopping Centre and Hammersmith Station (District, Piccadilly, Circle & Hammersmith & City) in West London.

## PROPERTY

Two adjoining terraced buildings comprising **8 Self-Contained Flats** on lower ground, upper ground, first, second and third floors. The property includes **2 Rear Gardens**.

**VAT is NOT applicable to this Lot**

**FREEHOLD**



**£475** per annum

The Surveyors dealing with this property are  
**John Barnett** and **Elliott Greene**

## Vendor's Solicitors

Collins Benson Goldhill LLP  
Tel: 020 7436 5151 Ref: Ian Leigh  
Email: [il@cbglaw.co.uk](mailto:il@cbglaw.co.uk)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including 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
Flat 1	Not inspected	Individual	240 years from 1st January 1979	Peppercorn	FRI by way of service charge
Flat 2	Not inspected	Individuals	210 years from 1st January 1979	Peppercorn	FRI by way of service charge
Flat 3	Not inspected	Individual	189 years from 1st January 1979	Peppercorn	FRI by way of service charge
Flat 4	Not inspected	Individual	158 years, 4 months & 2 days from 1st January 1979	£75	FRI by way of service charge
Flat 5	Not inspected	Individual	120 years from 22nd December 2021	£250	FRI by way of service charge
Flat 6	2 Bed Flat (not inspected) Area Approx. 753 sq ft <sup>1</sup>	Individual	99 years from 25th September 2014	£75	FRI by way of service charge <b>Reversion in approx. 88½ years – see Note 1.</b>
Flat 19a Plus Rear Garden	Not inspected	Individual	210 years from 1st January 1979	£75	FRI by way of service charge
Flat 20a Plus Rear Garden	Not inspected	Individual	210 years from 1st January 1979	Peppercorn	FRI by way of service charge
<sup>1</sup> Area taken from EPC.				<b>Total: £475</b>	

**Note 1:** The current lessee of Flat 1 recently paid a premium of £23,000 for a 120 year lease extension.

**Note 2:** Flat 20a (1 Bed Flat – Approx. 472 sq ft plus Garden) sold for £525,000 in July 2024 (Source: Zoopla).

**Note 3:** Flat 23a Porten Road (1 Bed Flat – Approx. 452 sq ft plus Garden) sold for £645,000 in December 2023 (Source: Rightmove).

**Note 4:** In accordance with s5B 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 the Auction.

**Note 5:** There is a 6 week completion.

**Note 6:** Nos. 21–22 and 23–24 Porten Road are also being offered for sale in this Auction – see Lots 15 & 16.