Lot 14

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



#### SITUATION

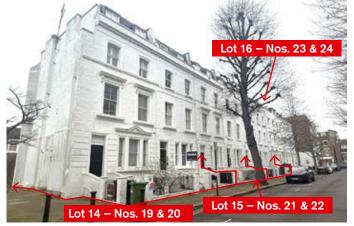
Located close to the junction with Ceylon Road in this sought-after residential area of Brook Green, conveniently located less than a <sup>1</sup>/<sub>4</sub> of a mile from Kensington (Olympia) Station (District, Mildmay and Southern), approximately <sup>1</sup>/<sub>2</sub> a mile from Shepherd's 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





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

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'

**Vendor's Solicitors** Collins Benson Goldhill LLP Tel: 020 7436 5151 Ref: Ian Leigh

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## **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.</b> 88½ years – see Note 1.
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.				Total: £475	

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.