

Lot 15

21–22 Porten Road, Brook Green,
London W14 0LZ

***Guide: £50,000**

In same ownership for over 44 years.
Residential Ground Rent Investment
with 6 Valuable Reversions in approx. 74 years.



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 **9 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



£800 per annum **Plus**
6 Valuable Reversions

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

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	1 Bed Flat (not inspected) Area Approx. 452 sq ft ¹	Individual	120 years from 1st January 1979	£75	FRI by way of service charge Valuable Reversion in approx. 74 years – see Note 1.
Flat 2	1 Bed Flat (not inspected)	Individuals	120 years from 1st January 1979	£75	FRI by way of service charge Valuable Reversion in approx. 74 years – see Note 1.
Flat 3	1 Bed Flat (not inspected) Area Approx. 484 sq ft ¹	Individual	120 years from 1st January 1979	£75	FRI by way of service charge Valuable Reversion in approx. 74 years – see Note 1.
Flat 4	1 Bed Flat (not inspected)	Individual	120 years from 1st January 1979	£75	FRI by way of service charge Valuable Reversion in approx. 74 years – see Note 1.
Flat 5	Not inspected	Individual	125 years from 10th March 2015	£250	FRI by way of service charge
Flat 6	Not inspected	Individual	210 years from 1st January 1979	Peppercorn	FRI by way of service charge
Flat 7	Not inspected	Individual	2 Leases – Each 999 years from 8th January 2009	£100 (£50 per Lease)	FRI by way of service charge
Flat 21a	1 Bed Flat (not inspected) Area Approx. 462 sq ft ¹ plus Rear Garden	Individual	120 years from 1st January 1979	£75	FRI by way of service charge Valuable Reversion in approx. 74 years – see Note 1.
Flat 22a	1 Bed Flat (not inspected) Area Approx. 624 sq ft ¹ plus Rear Garden	Individuals	120 years from 1st January 1979	£75	FRI by way of service charge Valuable Reversion in approx. 74 years – see Note 1.
¹ Areas taken from EPC.				Total: £800	

Note 1: The current lessee of Flat 1, 19–20 Porten Road, recently paid a premium of £23,000 for a 120 year lease extension.

Note 2: Flat 20a Porten Road (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 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. 19–20 and 23–24 Porten Road are also being offered for sale in this Auction – see Lots 14 & 16.