

**LOT  
170**

## 23 Wentworth Court, St Mark's Hill Surbiton, Surrey KT6 4PU



Of interest to owner occupiers, developers and rental investors. A good size two bedroom flat requiring modernisation, in convenient location for station and shops. **Vacant.**

### Tenure

Leasehold. 99 years from 25th March 1971.  
Ground rent £50 per annum rising.  
Share in the company that owns the Freehold interest.

A section 42 notice of the Leasehold Reform Housing and Urban Development Act 1993 to extend the lease has been served and will be passed on to the buyer.

### Location

- Situated on the south side of St Mark's Hill, almost opposite the junction with Church Hill Road
- The shopping amenities along Victoria Road and a Waitrose on Clarendon Road are close by
- The leisure areas along the River Thames and Hampton Court Park are easily accessible

- The A3 provides good road access links into Central London and to the M25

### 🚶 Surbiton

### Description

- A good size third floor flat forming part of a four storey detached purpose built block
- The interior, which has part double glazing, is presented in dated decorative order and requires modernisation
- There are rear communal gardens

### Accommodation

- Third Floor – Entrance Hall, Reception Room, Two Bedrooms, Bathroom/WC, Kitchen

### Viewing

Please refer to our website [savills.co.uk/auctions](http://savills.co.uk/auctions)

**LOT  
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## 55 Washington Road Worcester Park, Surrey KT4 8JG

*By Order of  
Trustee in Bankruptcy*

A three bedroom semi-detached house in need of modernisation, convenient from Worcester Park. **Vacant.**

### Tenure

Freehold.

### Location

- Located on Washington Road which runs between Malden Road and Browning Avenue
- Shopping facilities can be found locally on Malden Road
- Leisure facilities can be found nearby at Buckland Recreation Ground and Manor Park

### 🚶 Worcester Park

### Description

- A semi-detached house
- In need of modernisation
- The property benefits from a rear garden

### Accommodation

- Ground Floor – Double Reception Room, Kitchen, Bathroom/WC
- First Floor – Three Bedrooms

### Viewing

Please refer to our website [savills.co.uk/auctions](http://savills.co.uk/auctions)



**LOT  
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## 35 Cambridge Court, Sussex Gardens Bayswater, London W2 1EU

A studio flat in a central London location let on an Assured Shorthold Tenancy, convenient for the amenities of Queensway and Bayswater. **Investment let at £14,400 per annum.**

### Tenure

Leasehold. 125 years from 25th March 1976.  
Ground rent £10 per annum.

### Location

- Located close to the junction with Star Street
- Shops, restaurants and bars can be found nearby on Edgware Road
- Recreational amenities of Hyde Park, Hyde Park Square and Sussex Gardens Open Space are found close by
- St Mary's Hospital is located a short distance away

🚶 Paddington (Bakerloo, Circle, District and Hammersmith & City Lines), Edgware Road (Circle, District and Hammersmith & City Lines), Lancaster Gate, Marble Arch (Central Line)

### 🚶 Paddington, Marylebone

### Description

- A third floor purpose built flat
- In need of modernisation

### Accommodation

- Third Floor – Studio Room/Kitchen, Bathroom/WC

### Tenancy

Let on a 12 month Assured Shorthold Tenancy from 20th September 2017 at £1,200 per calendar month. Tenant now holding over.

**Total Current Rent £14,400 per annum**

