

LOT
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63A and 63B Garratt Terrace Tooting, London SW17 0QE

A mid terrace house arranged as two self-contained flats in convenient location near shops and Underground. **Reversionary Ground Rent Investment.**

Tenure

Freehold.
In accordance with Section 5B of the Landlord and Tenant Act 1987, notices have been served on the lessees and they have NOT reserved their rights of first refusal.

Location

- Situated on the south side of Garratt Terrace, a residential road running between Tooting High Street (A24) and Garratt Lane (A217)
- Tooting Shopping Centre and a Sainsbury's supermarket are conveniently close by
- The leisure areas of Tooting Garden are nearby
- St George's Hospital is within easy reach

 Tooting (Northern Line)

Description

- A converted mid terrace house arranged as two self-contained flats

Accommodation

- Ground Floor (No. 63A) – Flat with part of rear garden
- First and Second/Attic Floors (No. 63B) – Flat with part of rear garden

Tenancies

Flat No. 63A is sold on a 189 year lease from 15th September 1987. Ground rent a peppercorn.
Flat No. 63B is sold on a 99 year lease from 29th September 1986 (66 years unexpired). Ground rent £50 per annum rising.

Total Current Ground Rent £50 per annum with Flat 63B having 66 years unexpired and ground rent rising to £100 per annum in September 2019



LOT
154

322 and 324 Cannon Hill Lane Raynes Park, London SW20 9HN

A semi-detached building arranged as two purpose built flats, in popular residential location near good recreational facilities. **Ground Rent Investment.**

Tenure

Freehold.
In accordance with section 5B of the Landlord and Tenant Act 1987, notices have been served on the lessees and they have NOT reserved their rights of first refusal.

Location

- Situated on the north side of Cannon Hill Lane, between Grand Drive and Churston Drive
- Local shopping facilities are close by, whilst the retail centres of Raynes Park, Wimbledon and Morden are all easily accessible
- Easy access to the A3 provides good road communication to London and the M25

 Morden (Northern Line), Wimbledon (District Line)

 Motspur Park, Raynes Park, South Merton

Description

- A two storey semi-detached building arranged as two purpose built flats
- Each flat has a garden area

Accommodation

- Two purpose built flats

Tenancies

No 322. First Floor – 169 year lease from 1st October 1996. Ground rent £50 per annum rising.
No 324. Ground Floor – Lease from 26th July 2001 to 1st April 2129. Ground rent £50 per annum rising.

Total Current Ground Rent £100 per annum



LOT
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326 and 328 Cannon Hill Lane Raynes Park, London SW20 9HN


A semi-detached building arranged as two purpose built flats, in popular residential location near good recreational facilities. **Ground Rent Investment.**

Tenure

Freehold.
In accordance with section 5B of the Landlord and Tenant Act 1987, notices have been served on the lessees and they have NOT reserved their rights of first refusal.

Location

- Situated on the north side of Cannon Hill Lane, between Grand Drive and Churston Drive
- Local shopping facilities are close by, whilst the retail centres of Raynes Park, Wimbledon and Morden are all easily accessible
- Easy access to the A3 provides good road communication to London and the M25

 Morden (Northern Line), Wimbledon (District Line)

 Motspur Park, Raynes Park, South Merton

Description

- A two storey semi-detached building arranged as two purpose built flats
- Each flat has a garden area

Accommodation

- Two purpose built flats

Tenancies

No 326. Ground Floor – Lease from 25th September 2015 to 31st December 2185. Ground rent £50 per annum rising.
No 328. First Floor – Lease from 8th December 2014 to 31st December 2180. Ground rent £50 per annum rising.

Total Current Ground Rent £100 per annum



LOT
156

338 and 340 Cannon Hill Lane Raynes Park, London SW20 9HN

A semi-detached building arranged as two purpose built flats, in popular residential location near good recreational facilities. **Reversionary Ground Rent Investment.**

Tenure

Freehold.
In accordance with section 5B of the Landlord and Tenant Act 1987, notices have been served on the lessees and they have NOT reserved their rights of first refusal.

Location

- Situated on the north side of Cannon Hill Lane, between Grand Drive and Churston Drive
- Local shopping facilities are close by, whilst the retail centres of Raynes Park, Wimbledon and Morden are all easily accessible
- Easy access to the A3 provides good road communication to London and the M25

 Morden (Northern Line), Wimbledon (District Line)

 Motspur Park, Raynes Park, South Merton

Description

- A semi-detached building arranged as two purpose built flats
- Each flat has a garden area

Accommodation

- Two purpose built flats

Tenancies

No 338. First Floor – 99 year lease from 30th June 1992 (72 years unexpired). Ground rent £50 per annum rising.
No 340. Ground Floor – 173 year lease from 18th October 2004. Ground rent £50 per annum rising

Total Current Ground Rent £100 per annum Plus Flat No 338 having an unexpired term of 72 years.

