

Portfolio of ground rents all within Greater London area W4 3RJ

Guide Price £750,000*

GROUND RENT PORTFOLIO COVERING 23 DWELLINGS WITH DIFFERING UNEXPIRED TERMS AND INCOMES



This portfolio of ground rents covers 23 dwellings with differing unexpired terms and ground rent incomes. A number of the leases are relatively short, thus offering scope to obtain lease extension premiums. The portfolio forms part of an SPV and will be sold on this basis. The schedule of leases is as follows:

Address	Lease Start	Length	Unexpired	Ground Rent
3a Sulgrave Rd, Hammersmith W6	25.12.95	125	99	£100.00
3b Sulgrave Rd, Hammersmith W6	25.12.95	125	99	£100.00
7A Albert Rd, Leyton E10 6NU	Ext. 01/15		149	£60.00
7B Albert Rd, Leyton E10 6NU	29.09.83	99	61	£60.00
12 Barmouth Rd, Wandsworth SW18 2DN	01.01.79	99	57	£50.00
12A Barmouth Rd, Wandsworth SW18 2DN	24.09.99	99	77	£15.76
18 Barmouth Rd, Wandsworth SW18 2DN	Ext. 04/13	155	146	pepper
18A Barmouth Rd, Wandsworth SW18 2DN	09.09.99	100	79	£75.00
20 Barmouth Rd, Wandsworth SW18 2DN	Ext 12/08	160	142	£75.00
20A Barmouth Rd, Wandsworth SW18 2DN	Ext 12/08	160	142	£50.00
136 Earlsfield Rd, Wandsworth SW18 3DS	29.09.86	99	64	£100.00
136 Earlsfield Rd, Wandsworth SW18 3DS	Ext. 01/09	167	149	£100.00
1 Hamlet Close, Lewisham SE13 5SS	01.02.87	99	65	£75.00
2 Hamlet Close, Lewisham SE13 5SS	01.02.87	99	65	£75.00
3 Hamlet Close, Lewisham SE13 5SS	Ext. 01/07		175	£75.00
4 Hamlet Close, Lewisham SE13 5SS	Ext. 04/14	189	182	pepper
5 Hamlet Close, Lewisham SE13 5SS	01.02.87	99	65	£75.00
6 Hamlet Close, Lewisham SE13 5SS	Ext. 01/14	189	189	pepper
7 Hamlet Close, Lewisham SE13 5SS	01.02.07	99	65	£150.00
8 Hamlet Close, Lewisham SE13 5SS	01.02.07	99	65	£75.00
9 Hamlet Close, Lewisham SE13 5SS	01.02.07	99	65	£75.00
10 Hamlet Close, Lewisham SE13 5SS	01.02.07	99	65	£75.00
3 Old Rd, Lewisham SE13 5SU	Ext. 04/15	99	60	pepper
3A Old Rd, Lewisham SE13 5SU	24.06.82	99	60	pepper
7 Old Rd, Lewisham SE13 5SU	Ext. 07/15	99	60	£—
7A Old Rd, Lewisham SE13 5SU	Ext. 07/15	99	60	£—
33 Old Rd, Lewisham SE13 5SU	24.06.82	99	60	£50.00
33A Old Rd, Lewisham SE13 5SU	24.06.82	99	60	£50.00
35 Old Rd, Lewisham SE13 5SU	24.06.82	99	60	£50.00
35A Old Rd, Lewisham SE13 5SU	24.06.82	99	60	£50.00
37 Old Rd, Lewisham SE13 5SU	24.06.82	99	60	£50.00
37A Old Rd, Lewisham SE13 5SU	24.06.82	99	60	£200.00
69 Kenley Rd, Twickenham TW1 1JT	Ext2007		145	pepper

Address	Lease Start	Length	Unexpired	Ground Rent
71 Kenley Rd, Twickenham TW1 1JT	24.06.76	99	55	£200.00
1, 30 Howard Rd SE25 5BY	29.09.79	100	58	£1,260.00
2, 30 Howard Rd SE25 5BY	29.09.79	100	58	£—
3, 30 Howard Rd SE25 5BY	Ext.03/10		148	
4, 30 Howard Rd SE25 5BY	29.09.79	100	58	£—
5, 30 Howard Rd SE25 5BY	29.09.79	100	58	£—
6, 30 Howard Rd SE25 5BY	29.09.79	100	58	£—
7, 30 Howard Rd SE25 5BY	29.09.79	100	58	£260.00
8, 30 Howard Rd SE25 5BY	Ext.03/10		148	£—
9, 30 Howard Rd SE25 5BY	29.09.79	100	58	£—
10, 30 Howard Rd SE25 5BY	29.09.79	100	58	£—
20 Pavillion Terrace, Hammersmith W12 0HT	24.06.80	99	58	£50.00
20A Pavillion Terrace, Hammersmith W12 0HT	24.06.80	99	58	£50.00
199 Collingwood Rd, Sutton SM1 2LX	06.04.84	99	62	£60.00
201 Collingwood Rd, Sutton SM1 2LX	Ext.05/06	189	127	£35.00
203 Collingwood Rd, Sutton SM1 2LX	Ext. 12/14	99	67	£50.00
205 Collingwood Rd, Sutton SM1 2LX	Ext. 10/14	99	67	£125.00
11 Newton Rd, Cricklewood NW2 6PS	Ext.02/13	157	149	pepper
11A Newton Rd, Cricklewood NW2 6PS	29.09.80	99	58	£50.00
6 Wotton Rd, Willesden NW2 6PS	Ext.2008		149	pepper
6A Wotton Rd, Willesden NW2 6PS	Ext 2014		149	pepper
8 Wotton Rd, Willesden NW2 6PS	06.01.81	99	59	£40.00
8A Wotton Rd, Willesden NW2 6PS	Ext.2008		149	£75.00
32a Brunswick Grove, N11 1HN	24.06.87	99	65	£75.00
32 Brunswick Grove, New Southgate N11 1HN	24.06.87	99	65	£75.00
26, Thames Rd, Chiswick W4 3RJ	25.12.85	125	90	£100.00
26a, Thames Rd, Chiswick W4 3RJ	25.12.85	99	63	£75.00
26b, Thames Rd, Chiswick W4 3RJ	25.12.85	99	63	£75.00
26c, Thames Rd, Chiswick W4 3RJ	25.12.85	125	90	£75.00
80a, Hassett Rd, London E9 5SN	29.09.86	99	63	pepper
80b, Hassett Rd, London E9 5SN	29.09.86	99	63	£100.00
70 Third Cross Rd, Twickenham TW2 5LJ	25.12.99	125	103	£100.00
72 Third Cross Rd, Twickenham TW2 5LJ	25.12.99	125	103	£100.00

ACCOMMODATION

Varying properties converted or purpose built as flats.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Various properties covering the London Borough of Hammersmith & Fulham, Waltham Forest, Wandsworth,

Lewisham, Richmond Upon Thames, Croydon, Sutton Hounslow and Barnet.

VIEWING TIMES

External viewings only. Please be courteous to neighbours.

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN