

Addendum



Auction: 19 September 2024

The Knight Frank Auction will be broadcast live online with telephone and internet bidding.

Addendum as of 18 September 2024

For the avoidance of doubt the Buyers Fee will be £1,950 per property.

Lot	Address	Amendment
1	Apsley Depot and Former Telecoms Site, Ebbens Road, Hemel Hempstead HP3 9RE	
2	Harcourt House, 19 and 19a Cavendish Square, London W1G 0PL	
3	2 Clover Drive, Little Canfield, Dunmow CM6 4AH	We are aware that the management company set up by the developer during the development of The Meads estate, known as The Meads (Little Canfield) Management Company Ltd (Co. Regn. No. 11011795) was dissolved in 2021. Given this and in accordance Land Registry Practice Guide 19A the seller's solicitor has applied to Land Registry to cancel the Restriction registered against the title. Evidence of that application can be found in the legal pack.
4	The Glass House, 11-12 Lettice Street, London SW6 4EH	With regards to the Tenancy Schedule please note Resilience Zone Ltd has a rent reduction until February 2025, to the equivalent of £18,000 per annum. The Total Passing Rent should read £90,271 per annum (exclusive). Buyers are to note the existence of Japanese Knotweed at the property and are referred to the legal pack for further information. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
5	Flat 9, Paultons House, Paultons Square, London SW3 5DU	Completion Date 10.10.2024 Legal pack confirms the ground rent is a peppercorn and service charge payable is approx £4,500 per annum and not as set out in our marketing. Prospective buyers are referred to the proposed S20 works and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
6	27 - 27A Garlick Hill, London EC4V 2BA	Completion Date 31.10.2024
7	Deiniol Centre, High Street, Bangor LL57 1NW	Completion Date 31.10.2024 For the avoidance of any doubt, the Tenancy Schedule and Service Charge document in the Legal Pack supersedes the information set out in the marketing particulars. As such, the gross income is £336,756.10 per annum and the service charge is £156,136 per annum. Interested parties are advised to review the tenancy schedule, together with tenancy documents provided in the legal pack to determine the net income. There are no arrears
8	Flats 8A, B and C, 8 Blenheim Park Road, South Croydon CR2 6BB	Completion Date 18.10.2024 EPC ratings are: Flat A - D, Flat B - C & Flat C - C

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

Addendum



Auction: 19 September 2024

The Knight Frank Auction will be broadcast live online with telephone and internet bidding.

Addendum as of 17 September 2024

Lot	Address	Amendment
9	4 Union Road, London SW4 6JP	Withdrawn
10	Flat 57, Dudley Court, Upper Berkeley Street, London W1H 5QB	Completion Date 09.10.2024. Please note the property was a studio flat, with the main room now split, with Freeholders consent, into a sitting room & bedroom. Both areas share the same window. Prospective buyers are to note the Enforcement Notice(s) and the planned works referred to within the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
11	46 Raven Street, Derby DE22 3WA	The Property will be sold subject to any tenancies which exist and any items which remain at the Property, at the Completion Date. Prospective buyers are to note clause 14 of the Auction Contract in relation to further disposals and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. For the avoidance of doubt the accommodation is as per the floorplan. The purchaser is deemed to have satisfied themselves.
12	Little Slade House, Slade Lane, Sidmouth, Strathclyde EX10 0NU	Withdrawn
13	Flat 4, 268 Elgin Avenue, London, City of Westminster, W9 1JR	Sold Prior

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.