

Lot 21

**462a London Road, North Cheam,
Surrey, SM3 8JB**

**By order of
the Executors**



All enquiries Ref: Richard Vango

- **Leasehold three bedroom split level self contained flat**
- **Investment**

Location:

The property is situated on London Road (A24) close to its junction with Malden Road. Public transport links include Stoneleigh, West Sutton and Worcester Park Train stations, together with local bus services serving the surrounding area. A range of shops, cafes and restaurants are available along London Road with a more comprehensive range to be found in Worcester Park, Sutton and Morden.

Accommodation:

Second floor: Three bedrooms, bathroom, separate WC
First floor: Two reception rooms, kitchen,

EPC rating: D

Council Tax Band: C

Tenancy:

The property is let on an Assured shorthold tenancy at a rent of £1371 pcm

Rent reserved:

£16,452 per annum

Lease:

Held on a lease for a term of 99 years from 25th March 1978 (thus having approx. 52 years remaining) at an initial ground rent of £30 per annum.

Note:

At the request and full expense and risk of the buyer, the buyer shall be entitled to request the seller to execute a Section 42 Notice of Claim under the Leasehold Reform, Housing and Urban Development Act 1993 and to transfer the benefit of such notice to the buyer on completion.

