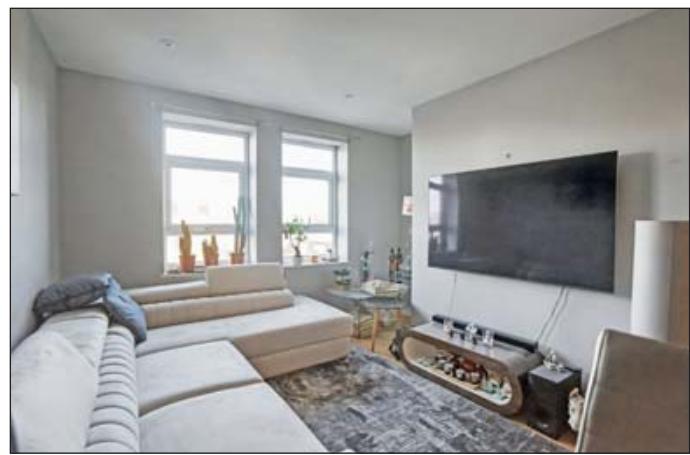


Lot 34

Flat 7, 86, London Road, Kingston upon Thames,  
Surrey, KT2 6PX



All enquiries Ref: Kristian Georgiou



- Long leasehold second floor purpose built self-contained flat requiring modernisation
- Allocated parking space
- Investment (Rent reserved: £15,000 per annum)

#### Location:

The property is situated on London Road. Public transport links include Norbiton mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A3 and A238. Shopping amenities can be found locally within Kingston town centre, with an extensive range of shops, bars and restaurants being found in the Bentall Centre and the riverside Kingston area. Recreational pursuits can be found locally at the open spaces of Richmond Park (the nearest major green space to London Road).

#### Accommodation:

One bedroom, open plan kitchen reception room, bathroom/WC  
Outside: Allocated parking space



#### EPC rating: C

#### Council Tax Band: C

#### Tenancy:

The property is let on a tenancy agreement (AST) at a rent of £1,250 pcm.

#### Rent reserved:

**£15,000** per annum

#### Lease:

Held on a long lease for a term of 125 years from 1st January 2005 (Thus having approximately 105 years remaining) at a ground rent of £752 per annum

#### To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

