

LOT 16 - London

Residential Auction - 28th May 2020

allsop



VACANT - Leasehold Self Contained Purpose Built First Floor Flat

62 Slagrove Place, Ladywell, London, SE13 7HT

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GUIDE PRICE *

£200,000+

Residential - 28th May 2020

Online Bidding Only



Key Features

- Reception Room, Bedroom, Kitchen, Bathroom/WC
- 75 Years Unexpired at a ground rent of £999.96 p.a.
- GIA approximately 49.2 sq m (530 sq ft)
- **Virtual video tour below**
- Ladywell rail station is approximately 0.3 miles to the north east. Direct and regular services run to London Charring Cross with an approximate journey time of 22 minutes
- Ladywell Fields are within walking distance
- University Hospital Lewisham is within walking distance

Vacant

By Order of

LPA Receivers

Tenure

Leasehold. Held on a lease for 99 years from 1st November 1995 at a current ground rent of £999.96 per annum, subject to review

Location

- 📍 The property is situated on Slagrove Place, to the south west of its junction with Ladywell Road (B236)
- 📍 The B236 provides access to the A21 and in turn the A20 to the north and A205 (South Circular Road) to the south
- 🚉 Ladywell rail station is approximately 0.3 miles to the north east. Direct and regular services run to London Charring Cross with an approximate journey time of 22 minutes
- 🛍️ A range of local amenities are available nearby. Lewisham Shopping Centre is to the north
- 🌳 Ladywell Fields are within walking distance
- 🏥 University Hospital Lewisham is within walking distance

Viewing

In the current climate we are unable to conduct viewings. However, please note that where possible the sales details for each lot include internal photographs and video tours. If government guidance changes prior to the auction we will update our website accordingly.

Allsop

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Schedule

Floor	Accommodation	Approx GIA	
First	Reception Room, Bedroom, Kitchen, Bathroom/WC	49.2 sq m	530 sq ft

Featured 1



Featured 2



Featured 3



Featured 4



Featured 5



Featured 6



Featured 7



Featured 8



Featured 9



Featured 10



Featured 11



Featured 12



Featured 13



Featured 14





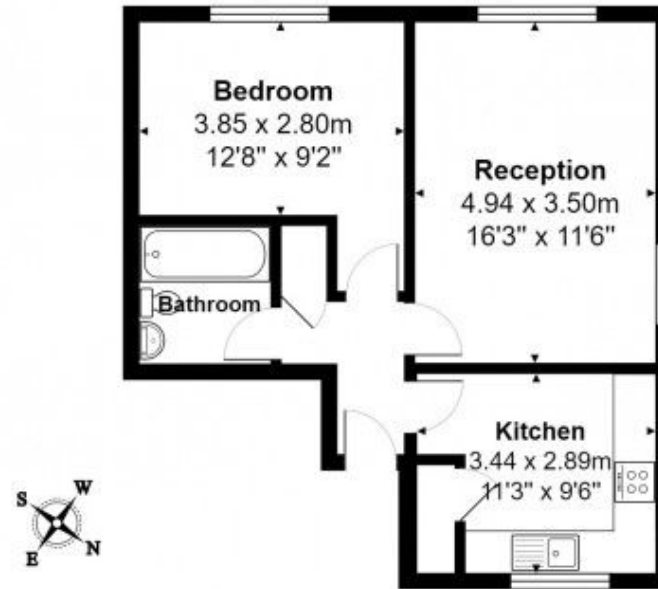








Slagrove Place, LONDON, SE13 7HT



1st Floor Flat

Total Area: 49.2 m² ... 530 ft²

All measurements are approximate
and for display purposes only

Disclaimer

Important notice - Pre-registration approval to bid, guide prices, reserves and additional charges

Please note that charges and fees additional to the sale price might be payable by the successful buyer in respect of the Lot. Please read the information below and check the Special Conditions of Sale, the Particulars of Sale and any addendum for the Lot before deciding whether or not to bid.

Pre-registration approval to bid

Allsop now requires all bidders who wish to bid at our Auctions to Register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Guide Prices

1. Where a guide price (or range of prices) is given, that guide is the minimum price at which (or range of prices within which) the seller might be prepared to sell on the date on which the guide price (or range of prices) is published. The guide price will normally be at or above any reserve price.
2. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you are advised to check the website regularly for updates.
3. All guide prices are Quoted "subject to contract".
4. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
5. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates.

Reserve Prices

6. The reserve price is the minimum price at which the Lot can be sold.
7. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale.

Buyers' fees, Seller's fees and additional charges

8. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£1,000** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£200** inclusive of VAT

Commercial Auctions

- All Lots: Buyers Fee £1,000 inclusive of VAT

9. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.
10. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

11. Please note that lots may be sold or withdrawn at any time prior to auction.
12. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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