

LOT R200917 151 - London

Residential Auction - 17th September 2020

allsop



INVESTMENT - Freehold Mid Terrace House

28 Pattenden Road, Catford, London, SE6 4NQ

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GUIDE PRICE *

£550,000+

Gross Initial Yield 3.37%

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Online Auction (Start time tbc)



Key Features

- Subject to an Assured Shorthold Tenancy (holding over)
- Ground Floor: Two Reception Rooms, Kitchen, Further Room (shell)
- First Floor: Four Bedrooms, Bathroom
- Approximate GIA 155.6 sq m (1,675 sq ft)
- Catford and Catford Bridge rail stations are 0.5 miles to the east
- Riverview Walk and River Pool Linear Park are 0.2 miles to the east

Current Rent Reserved

£18,552 p.a. (equivalent)

By Order of

LPA Receivers

Tenure

Freehold

Location

- 📍 The property is situated on the east side of Pattenden Road
- 🛍️ Amenities can be found a short walk away along the A212
- 🚉 Catford and Catford Bridge stations are 0.5 miles to the east
- 🛣️ Pattenden Road joins the A212 which leads to the A205 (South Circular Road)
- 🌳 Riverview Walk and River Pool Linear Park are 0.2 miles to the east

Allsop

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Sellers Solicitor

Katy Berkley.

Seddons Solicitors

Email: katy.berkley@seddons.co.uk

Schedule

Floor	Accommodation	Approx GIA		Terms of Tenancy	Current Rent (PCM)
Ground	Two Reception Rooms, Kitchen, Further Room (shell)	155.6 sq m	1,675 sq ft	Assured Shorthold Tenancy for a term of 12 months from 3rd January 2018 (holding over).	£1,546 p.c.m.
First	Four Bedrooms, Bathroom				

The property was not measured by Allsop. The measurements were obtained from the floor plan. The floor plan and measurements are for indicative purposes only.

Featured 1



Featured 2



Featured 3



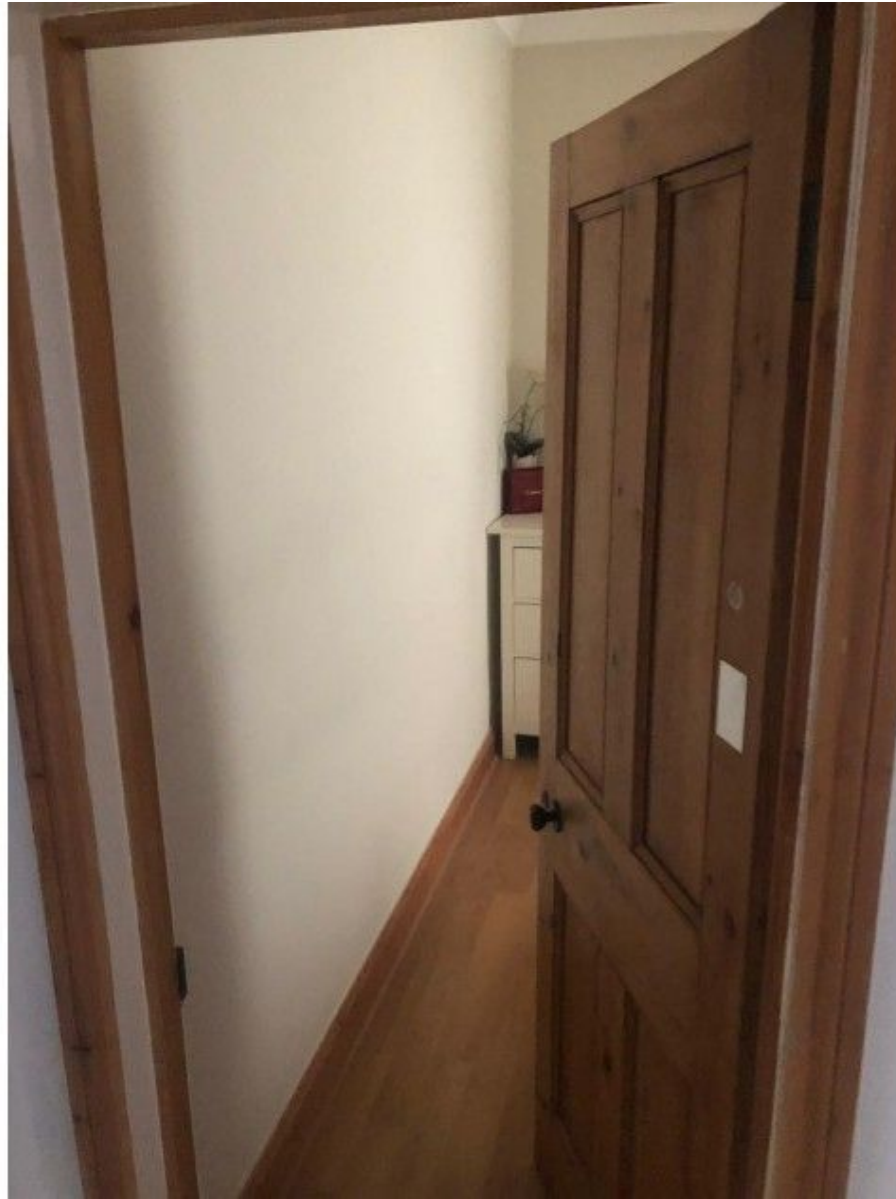
Featured 4



Featured 5



Featured 6



Featured 7



Featured 8



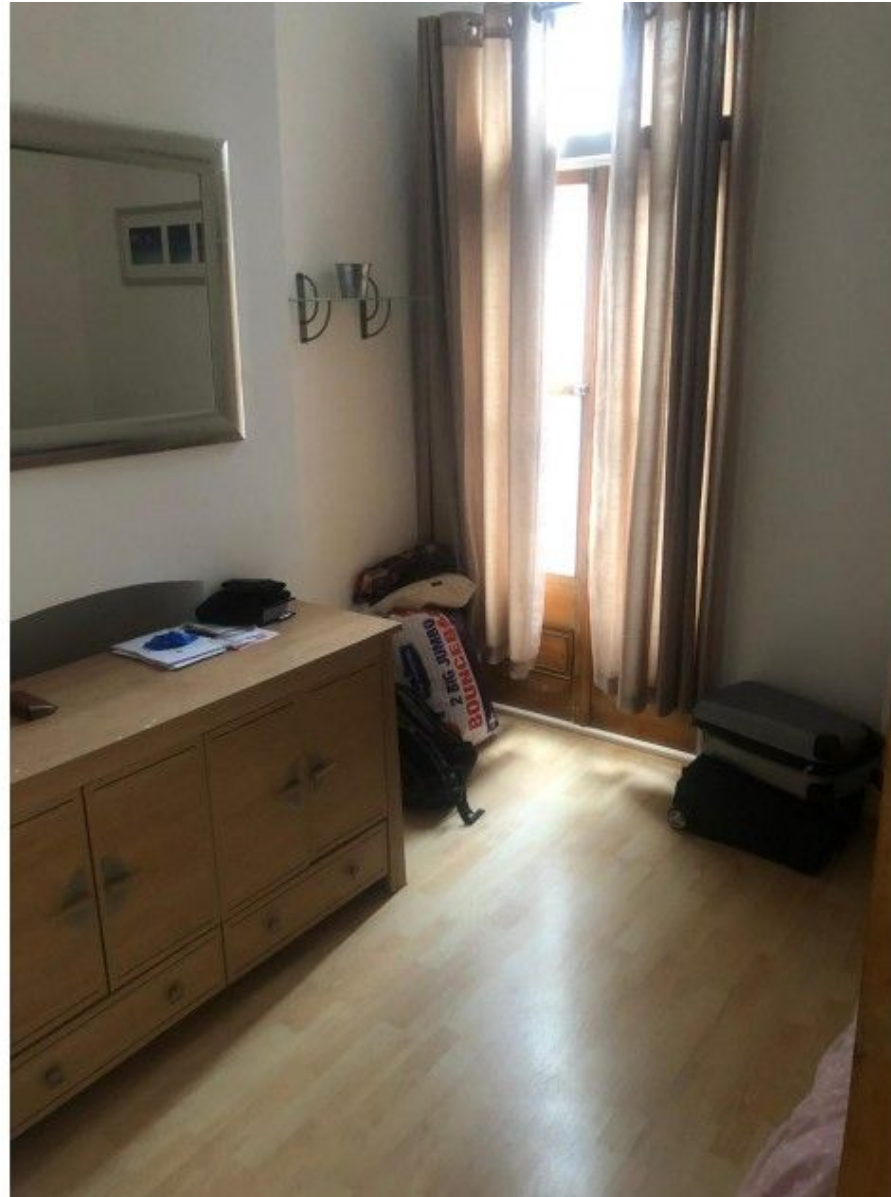
Featured 9



Featured 10



Featured 11



Featured 12



Featured 13



Featured 14



Featured 15

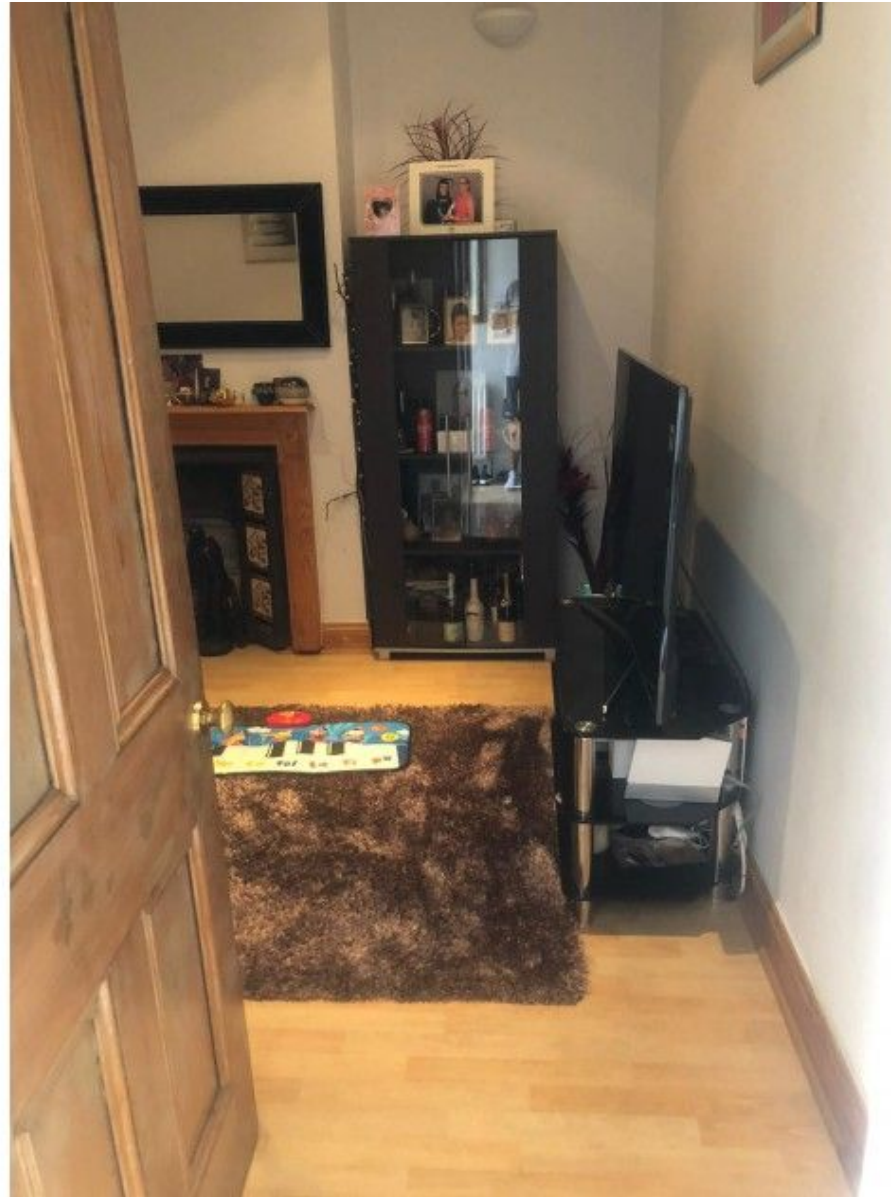




Featured 17



Featured 18





Featured 20



Featured 21







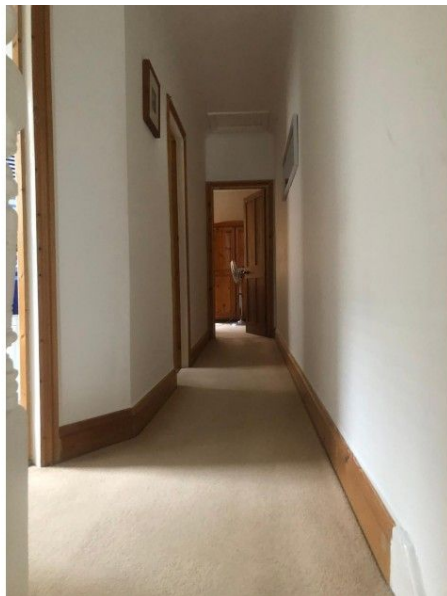


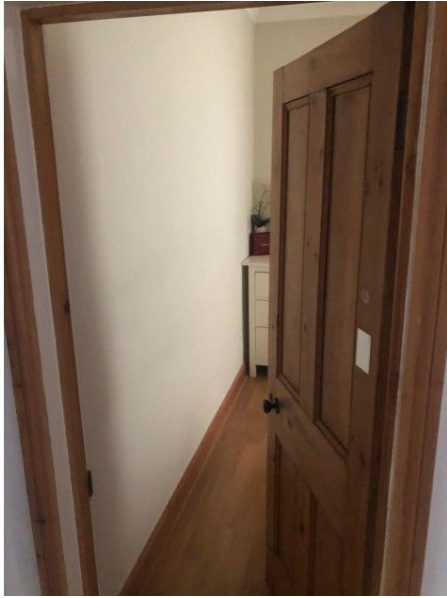


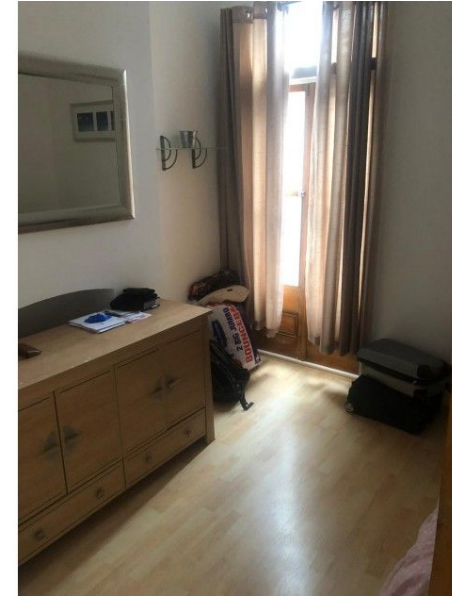
Total area: approx. 155.6 sq. metres (1674.5 sq. feet)

Pro map



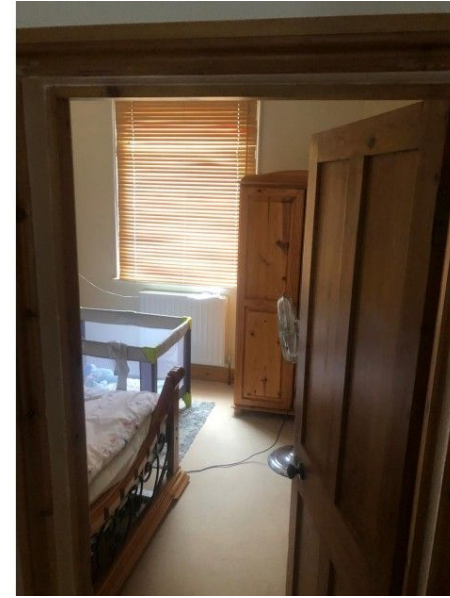












Disclaimer

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 **£1,250** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£250** 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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