

LOT R240215 364 - Southall

ResidentialAuction- 14th February2024

allsop



INVESTMENT - Leasehold Self Contained First and Second Floor Maisonette

13 Damsonwood Road, Southall, Greater London, UB2 4RL

LOT R240215 364 - Southall INVESTMENT - Leasehold Self Contained First and Second Floor Maisonette

13 Damswood Road, Southall, Greater London, UB2 4RL

GUIDE PRICE *

£180,000+

Gross Initial Yield 5.34%

Residential- 14th February 2024

Live Stream



Key Features

- **Subject to an expired Lease in favour of Notting Hill Housing Trust (holding over since 2014)**
- First Floor - Reception Room with access to rear Terrace, Kitchen, Separate WC, Storage Closet
- Second Floor - Two Bedrooms, Bathroom
- GIA approximately 71.38 sq m (768 sq ft)
- Southall rail station provides Elizabeth line services to London Paddington and Reading stations
- **in Same Ownership For Approximately 28 Years**

Current Gross Rent Reserved

£9,620.04 p.a.

By Order of

The Court Appointed Receiver

Tenure

Leasehold. Held on a lease for 130 years from 1st January 1981 at a current ground rent of £10 per annum

Location

- 📍 The block is situated on the east side of Damswood Road, at its junction with Havelock Road
- 🛒 Local shops and amenities are available in Southall, with further shopping facilities being found in Ealing and Greenford
- 🚆 Southall station (Elizabeth Line) provides services to Reading, Heathrow and Abbey Wood stations
- 🛣️ The M4 motorway is located to the south, the A40 (Western Avenue) is to the north and the M25 motorway is to the west
- 🌳 The open spaces of Southall Park are within reach
- ✈️ Heathrow Airport is close by to the west
- 🏥 Ealing Hospital is located to the east

Allsop

Stuart Gayer.

Tel: 0207 344 2626

Email: stuart.gayer@allsop.co.uk

Sellers Solicitor

Lucinda Lymer.

Brecher LLP

Tel: 020 3848 4355

Email: llymer@brecher.co.uk

Schedule

| Flat | Floor | Accommodation | ApproxGIA | | Terms of Tenancy | Current Rent (PA) | EPC | Council Tax Band |
|------|--------|--|------------|-----------|--|-------------------|-----|------------------|
| 13 | First | Reception Room with access to rear Terrace, Kitchen, Separate WC, Storage Closet | 71.38 sq m | 768 sq ft | Subject to a lease in favour of Notting Hill Housing Trust for a term of 5 years from 20th May 2009 (holding over) | £9,620.04 p.a. | C | B |
| | Second | Two Bedrooms, Bathroom | | | | | | |

The measurements above are for guidance purposes only and buyers are requested to make their own enquiries before bidding





















Disclaimer

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

Pre-registration approval to bid

Allsop now require 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.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. 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 should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. 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.
6. 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 and on the day of the auction.

Reserve Prices

7. The reserve price is the minimum price at which the Lot can be sold.
8. 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 and you should check the website regularly for updates and on the day of the auction.

Buyers' fees, Seller's fees and additional charges

9. 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 **£1,500** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VAT

Commercial Auctions

- All Lots: Buyers Fee £1,000 excluding VAT

10. 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.

11. 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

12. Please note that Lots may be sold or withdrawn at any time prior to auction.
13. 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.
14. Street Trader plans are reproduced with the consent of Edozo Ltd or Experian Goad Ltd. These include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. All rights reserved. Licence number PU 100017316. Location plans are reproduced from the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown copyright and Database Rights 2018 OS 100060020
15. The plans and photographs shown in the catalogue are included in order to assist you in locating the Lot in question. They are not to be taken as drawn to scale and any arrows on plans or photographs are merely to assist you in finding the Lot, not for the purpose of indicating legal boundaries or which direction the lot is facing.
The Auctioneers do not warrant or represent that any plans or photographs show the up to date position with regard to occupiers either for the Lot or for any other properties shown in such plans or photographs.