

**London SW2**  
**59 (Lot 74) &**  
**61 (Lot 75)**  
**Trevone Court,**  
**Doverfield Road,**  
**Brixton**  
**SW2 5NF**

- **Two Leasehold Self-Contained Purpose Built Flats**
- Each Flat subject to an Assured Shorthold Tenancy
- Each providing Two Bedroom Accommodation
- To be offered Individually as Two Separate Lots
- Total Current Gross Rent Reserved **£26,400 per annum (equivalent) from Lots 74 & 75**



**Tenure**

Leasehold. Flat 61 is held on a lease for a term of 125 years from 24th December 2005 (thus having approximately 115 years unexpired) at a current ground rent of £150 per annum.  
 Flat 59 is held on a lease for a term of 125 years from 24th December 2004 (thus having approximately 114 years unexpired) at a current ground rent of £150 per annum.

**Location**

Trevone Court is situated on the east side of Doverfield Road to the south of its junction with Dumbarton Road. Local amenities are available along Brixton Hill and the further facilities of both Brixton and Streatham are accessible. Rail and Underground (Victoria Line) services run from Brixton Station to the north and Streatham Hill Rail Station is to the south. The A23 provides access to the A205 (South Circular Road) to the south. The open spaces of both Clapham Common and Brockwell Park are available to the west and east respectively.

**Description**

The property comprises two self-contained flats situated within a detached purpose built block arranged over ground and two upper floors. Flat 61 (Lot 75) is located on the ground floor of the block and benefits from a rear garden. Flat 59 (Lot 74) is on the first floor of the building. The flats will be offered individually as two separate lots.

**Accommodation and Tenancies**

A schedule of Accommodation and Tenancies is set out below.

Lot	Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
74	59	First	Reception Room, Two Bedrooms, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 21st February 2015	£15,600
75	61	Ground	Reception Room, Two Bedrooms, Kitchen, Bathroom. Rear Garden	Subject to an Assured Shorthold Tenancy for a term of 12 months from 2nd October 2010 (Holding over)	£10,800

**Seller's Solicitor**

Messrs Porter & Co (Ref: IC).  
 Tel: 0208 643 5111.  
 Email: ishcheema@portersol.com

**INVESTMENT – Two Leasehold Flats**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.