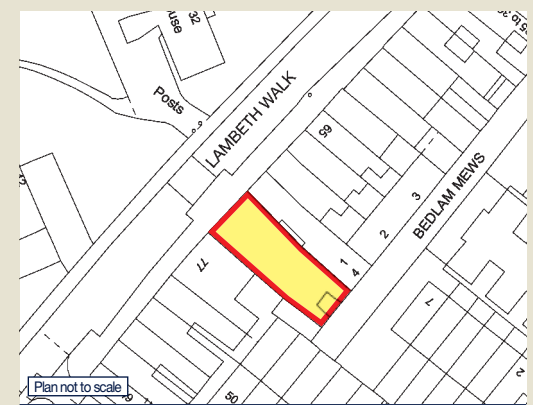


# London Waterloo Hostel, Lambeth Walk Lambeth, London SE11 6DX



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A large prominent and attractive mid terrace building arranged as hostel accommodation with approximately 101 bed spaces in convenient location near Waterloo Station, River Thames and West End tourist attractions – Investment let at £175,000 per annum

### Tenure

Freehold.

### Location

- Situated on the south side of Lambeth Walk between the junctions of Fitzalan Street and Walnut Tree Walk
- Local shopping amenities and a selection of cafés, bars and restaurants are nearby
- The major regeneration works along Nine Elms Lane, Vauxhall, including the new US Embassy and Battersea Power Station and at Elephant & Castle and the Shell Centre development are nearby
- The entertainment and arts attractions including the National Theatre, Royal Festival Hall, South Bank Centre, London Eye and walkways along the River Thames are easily accessible
- The City, West End, Houses of Parliament and St Thomas' Hospital are also within easy reach

🚇 Lambeth Walk (Bakerloo Line), Waterloo (Jubilee, Northern, Waterloo and City Lines)

🚶 Waterloo

### Description

- A large prominent and attractive mid terrace period building arranged over basement, ground and second floors to provide dormitory style accommodation

### Accommodation

- Basement – Full Height Store/Work Rooms
- Ground Floor – Large Communal Reception Room, Communal Kitchen/Dining Room, Room No. 11 (15 Beds), Room No. 12 (Private Triple Room), Room No. 13 (6 Beds), Two Showers, Two Separate WCs, Rear Enclosed Yard
- First Floor – Room No. 1 (3 Beds), Room No. 2 (9 Beds with Separate WC), Room No. 3 (12 Beds), Room No. 4 (13 Beds), Room No. 5 (3 Beds), Two Showers, Separate WC
- Second Floor – Room No. 6 (3 Beds), Room No. 7 (7 Beds), Room No. 8 (12 Beds), Room No. 9 (12 Beds), Room No. 10 (3 Beds), Small Cleaners' Cupboard

### Tenancy

Let to Richard Gandy for a term of 20 years from 2nd July 2012 at a rent of £175,000 per annum. Rent reviews every 5 years. July 2017 rent review outstanding.

**Total Current Rent Reserved £175,000 per annum with July 2017 rent review outstanding.**

**Viewing. Please contact the Auctioneers, Savills on 020 7824 9091**