

ADDENDUM

SAVILLS AUCTION SALE 13th February 2018

The Marriott Hotel, Grosvenor Square, London W1K 6JP

IMPORTANT NOTE: It is the Buyer's responsibility to read the 'Important Notices to Prospective Buyers' printed in the catalogue under Auction Notices and to check the auction catalogue particulars of sale together with the Special Conditions of Sale and supporting legal documentation for the Lot are accurate and complete before bidding. Buyers are advised to check the Special Conditions of Sale for any additional buyer premiums and cost/charges associated with their purchase. Whether or not you have actually inspected the Lot, you will be assumed to buy with full knowledge of the physical condition of the Lot. The Auctioneers or the Sellers do not guarantee the structural condition of the lot or the state and condition of any fixtures, fittings, appliances or other items stated to be included in the sale of the Lot.

The following amendments to the catalogue particulars and conditions of sale should be noted as they will form part of the contract whether you have read them or not. Revisions to guide prices printed in the catalogue are available upon application. On the fall of the gavel a legally binding contract is created. A representative from Savills will hand each successful bidder a Buyer's form to complete. They will then be escorted to the contract's desk to sign the Memorandum of Contract and pay the deposit. References in the buyers form to 'nominees / associates' or similar are NOT acceptable.

For contractual purposes the property particulars are those published in our catalogue together with amendments to such particulars published in the Addendum. Please note that information on any property in our Auction from other advertisements, sources or websites such as Rightmove does not constitute property particulars for contractual purposes and should not be relied upon as such.

A 10% DEPOSIT CHEQUE OR A DEBIT CARD (MINIMUM of £2,000 if property sells below £20,000) WILL BE REQUIRED TOGETHER WITH IDENTITY DOCUMENT (E.G. UK PHOTO CARD DRIVERS LICENCE OR PASSPORT) AND EVIDENCE OF ADDRESS (E.G. CURRENT UTILITY BILL, BANK STATEMENT ETC).

CREDIT CARDS AND CASH WILL NOT BE ACCEPTED.

Each successful buyer or bidder will be required to pay the Auctioneers, Savills (UK) Ltd, an administration fee of £1,000 including VAT. On purchases of below £20,000 the administration fee will be £250 including VAT. The fee is payable on exchange of contract for which a separate cheque is required.

In the event of a Lot being unsold, prospective purchasers are advised to immediately register their interest with the Auctioneers by coming forward to the Auction Enquiries Desk and speaking to a member of the Auction Team.

Please note that the Auction may be filmed or photographed by Savills or an independent company and any person attending does so with full knowledge.

Lot 25	31A Ravensworth Road, London NW10 5NP	Withdrawn Prior
Lot 26	127 South Norwood Hill, South Norwood, London SE25 6DD	Withdrawn Prior
Lot 39	131 Brixton Hill Court, Brixton Hill, Brixton, London SW2 1QZ	Sold Prior
Lot 99	14A Huddlestone Road, London NW2 5DN	Withdrawn Prior
Lot 120	Unit 4 Pavillions, Cranford Drive, Knutsford, Cheshire WA16 8ZR	Sold Prior
Lot 124	11 Charleville Road, West Kensington, London W14 9JL	Withdrawn Prior
Lot 163	21 Champion Road, Hatfield, Hertfordshire AL10 9FA	Withdrawn Prior
Lot 164	23 Sterling Close, Harlesden, London NW10 2HD	Withdrawn Prior
Lot 174	27-29 High Street, Ewell, Surrey KT17 1SB	Sold Prior
Lot 176	Garages at 1 Paddock Road, Buntingford, Hertfordshire SG9 9EX	Withdrawn Prior
Lot 179	17C Gladstone Avenue, Manor Park, London E12 6NR	Withdrawn Prior
Lot 195	19 Leonard Court, Burton Street, London WC1H 9XX	Withdrawn Prior
Lot 202	7-11 High Street, Halstead, Essex CO9 2AA	Withdrawn Prior
Lot 205	8 Holly Court, King Street, Chertsey, Surrey KT16 8BJ	Withdrawn Prior
Lot 221	Land South of Aragon Drive, Ilford, Essex IG6 2TJ	Withdrawn Prior
Lot 228	74 Vernon Close, Ottershaw, Chertsey, Surrey KT16 0JD	Withdrawn Prior
Lot 229	61 Tucker Road, Ottershaw, Chertsey, Surrey KT16 0HD	Withdrawn Prior
Lot 239	Wykeham House, 10-12 Bramber Road, London W14 9PB	Sold Prior
Lot 241	4 Dew Street, Haverfordwest, Pembrokeshire SA61 1NJ	Sold Prior
Lot 244	Low Rough Hill Farm, Bampton, Haweswater, Cumbria CA10 2QL	Withdrawn Prior
Lot 245	High Rough Hill Barn, Bampton, Haweswater, Cumbria CA10 2QL	Withdrawn Prior
Lot 250	Store Buildings at Thames Water Pumping Station, Pangbourne, RG8 7AY	Withdrawn Prior
Lot 251	Mill Cottage, Tidmarsh Road, Pangbourne, Reading, RG8 7AY	Withdrawn Prior

Lot 252	Global House, Popes Lane, Oldbury, West Midlands B69 4PA	Withdrawn Prior
Lot 256	11A Newton Road, Bayswater, London W2 5JP	Sold Prior
Lot 257	20 Liberty Hall Road, Addlestone, Surrey KT15 1SS	Sold Prior

As to Lot 2 - 61A Bensham Manor Road, Thornton Heath, Surrey CR7 7AE

Under Tenure should read 'Ground rent £150 per annum rising' and not as printed.

As to Lot 6 - 12 Trent Court, 2 Nottingham Road, South Croydon, Surrey CR2 6LN

Under Tenure should read '99 years (less 10 days) from 25th December 1970. Ground rent £30 per annum rising' and not as printed.

Please delete all reference to 'Two Bedrooms' and replace with 'One Bedroom, with potential to convert to two bedroom, subject to the usual consents'

Under Accommodation should read as follows and not as printed:

Second Floor – Entrance Hall, One Bedroom, Reception Room, Kitchen, Bathroom/WC'

As to Lot 7 - 165C Portnall Road, Maida Vale, London W9 3BN

Under Tenure should read 'Ground rent £200 per annum rising' and not as printed.

As to Lot 12 - 139 Lemare Lodge, Fair Acres, Bromley, Kent BR2 9BS

Please delete all reference to 'Two Bedroom' and replace with 'One Bedroom'.

Under Tenure should read '99 years from 24th June 1967. Ground rent £60 per annum rising' and not as printed.

Under Accommodation should read as follows and not as printed:

'Second Floor – Reception Room, Kitchen, One Bedroom, Bathroom/WC'

As to Lot 14 - 99 Stamford Road, East Ham, London E6 1LP

Under Accommodation should read as follows and not as printed:

'Ground Floor – Through Reception Room, Kitchen, Bathroom/WC

First Floor – Three Rooms'

As to Lot 17 - 223 Turnpike Link, Croydon, Surrey CR0 5NW

Please note the correct address is '223 Turnpike Link, Croydon, Surrey CR0 5NW' and not as printed.

As to Lot 19 - 58C Dyne Road, Brondesbury, London NW6 7DS

Under Accommodation should read as follows and not as printed:

'Second Floor – Two Bedrooms, Reception Room/Kitchen, Bathroom/WC'

As to Lot 20 - 26 Page Crescent, Slade Green, Erith, Kent DA8 2HJ

Please delete all reference to 'Two Reception Rooms' and replace with 'One Reception Room'.

As to Lot 21 - 39A Riggindale Road, Streatham, London SW16 1QH

Please delete all reference to 'Four Bedrooms'.

Under Accommodation should read as follows and not as printed:

'Ground Floor – Reception Room/Kitchen, Four Rooms, Bathroom/WC, Shower Room'

As to Lot 27 - 62 Pawsons Road, Croydon, Surrey CR0 2QF

Please note the correct postcode is 'CR0 2QF' and not as printed.

Under Accommodation should read as follows and not as printed:

'Ground Floor – One Room, Kitchen

First Floor – Two Rooms, Bathroom/WC'

As to Lot 29 - 12 & 12A Bernard Gardens, Wimbledon, London SW19 7BE

Under Location should read 'The A3 provides good road communications into London and to the M25' and not as printed.

As to Lot 30 - 125 Boundary Road, Plaistow, London E13 9PT

Under Accommodation should read as follows and not as printed:

'Ground Floor – Through Reception Room, Kitchen, Bathroom, Separate WC

First Floor – Three Bedrooms'

As to Lot 34 - 13 Springfield Road, Wimbledon, London SW19 7AL

Under Location should read 'The **A3** provides good road communications into London and to the M25' and not as printed.

As to Lot 35 - Flat 1, 1 Upper Grove, South Norwood, London SE25 6JX

Please **delete** all reference to 'Raised Ground Floor' and replace with '**Lower Ground Floor**'

Under Tenure should read 'Ground rent £350 per annum **rising**' and not as printed.

As to Lot 41 – 38 Church Road, Mitcham, Surrey CR4 3BU

Please **delete** all reference to 'Rear Garden' and replace with '**Rear Yard**'.

Under Accommodation should read as follows and not as printed:

'Ground Floor – **Open Plan Reception with Kitchen Area**, Bathroom/WC

First Floor – Two Bedrooms

Second Floor – Two Bedrooms'

As to Lot 42 - 39 Warwick Gardens, London Road, Thornton Heath, Surrey CR7 7NB

Under Tenure should read 'Leasehold. **19th December 1978 to 21st June 2071**. Ground rent **£50** per annum rising' and not as printed.

Please **delete** all reference to 'Third Floor' and replace with '**Second Floor**'.

As to Lot 44 - 8 Coulthurst Court, 1 Heybridge Avenue, Streatham, London SW16 3NR

Under Tenure should read 'Ground rent **£100** per annum rising' and not as printed.

Under Accommodation should read as follows and not as printed:

'Third Floor – **Reception Room/Kitchen, Two Rooms**, Bathroom/WC'

Please **delete** all references to 'Two Bedrooms'.

As to Lot 45 - 6 Wilding Walk, Cambridge, Cambridgeshire CB4 1RH

Under Accommodation should read as follows and not as printed:

'Ground Floor – Through Reception Room, **Kitchen**

First Floor – Three Bedrooms, Bathroom with Separate WC'

As to Lot 47 - 25 Parkwood Road, Wimbledon, London SW19 7AQ

Please note the correct address is '**25** Parkwood Road, Wimbledon, London SW19 7AQ' and not as printed.

Under Location should read 'The **A3** provides good road communications into London and to the M25' and not as printed.

As to Lot 49 - Garden Flat, 105 Hamilton Terrace, St Johns Wood, London NW8 9QY

Please note 'A section 42 notice under the Leasehold Reform, Housing and Urban Development Act 1993 to extend the lease **will be** served on the Landlord **between exchange and completion**. The successful purchaser will be assigned the benefit of this notice' and not as printed.

Please note that the **plan printed in the catalogue is slightly incorrect**. Please see legal documents for correct plan.

As to Lot 50 - 65 Cambridge Road, Penge, London SE20 7XJ

Please **delete** all references to 'Three Bedrooms' and replace with '**Two Bedrooms**'.

Under Accommodation should read as follows and not as printed:

'Ground Floor – **Reception Room**, Kitchen

First Floor – **Two Bedrooms**, Bathroom/WC'

As to Lot 51 - 14 Sunnyside, Braintree, Essex CM7 2RP

Please **delete** all references to 'Three Bedrooms' and replace with '**Two Bedrooms**'.

Under Accommodation should read as follows and not as printed:

'Ground Floor – Two Reception Rooms, Kitchen

First Floor – **Two Bedrooms**, Bathroom/WC'

As to Lot 54 - 86C Westbourne Park Villas, Bayswater, London W2 5EB

Please **delete** all references to 'Second Floor' and replace with '**First Floor**'

As to Lot 56 - 159 Station Road, Hendon, London NW4 4NH

Please note that this sale benefits from an 'Eight Week Completion'.

As to Lot 57 - Flat 1 - 7 Vicarage Mansions, Queenstown Road, Battersea, London SW8 3RZ

Under Accommodation and Tenancies should read 'Second Floor – Flat 6 – Entrance Hall, Reception Room, Two Bedrooms, Kitchen/Diner, Bathroom/WC – 12 month Assured Shorthold Tenancy from 14th March 2014' and not as printed.

As to Lot 58 - 105 Morieux Road, Leyton, London E10 7LJ

Please **delete** all reference to 'Two Bedrooms'.

Under Accommodation should read as follows and not as printed:

'First Floor – Three Rooms, Kitchen, Bathroom/WC'

As to Lot 59 - 8 Selhurst New Court, South Norwood, London SE25 5PT

Under Tenure should read 'Ground rent £50 per annum rising' and not as printed.

As to Lot 60 - 93 The Chase, Rayleigh, Essex SS6 8QW

Please **delete** all references to 'Garage'.

As to Lot 61 - 30 Eland Road, Croydon, Surrey CR0 4LG

Please **delete** all references to 'Two Bedrooms' and replace with 'One Bedroom'.

Under Accommodation should read as follows and not as printed:

'Ground Floor – Reception Room, Bedroom, Kitchen, Bathroom/WC'

As to Lot 62 - Flat 5, 63 Westcombe Park Road, Blackheath, London SE3 7QT

Under Tenure should read 'Ground rent a peppercorn' and not as printed.

Please **delete** all reference to 'Third Floor' and replace with 'First Floor'.

Under Accommodation should read as follows and not as printed:

'First Floor – Reception Room, Bedroom, Kitchen, Bathroom/WC'

As to Lot 69 - Flat 2, 1 Upper Grove, South Norwood, London SE25 6JX

Please **delete** all reference to 'First Floor' and replace with 'Lower Ground Floor'

Under Tenure should read 'Ground rent £350 per annum rising' and not as printed.

As to Lot 74 - 10 Grange Court, Birse Crescent, Neasden, London NW10 1SH

Under Tenure should read '99 years from 29th September 1982. Ground rent £110 per annum rising' and not as printed.

As to Lot 78 - 34 Trafalgar Road, Wimbledon, London SW19 1HR

Please note the correct postcode is 'SW19 1HR' and not as printed.

As to Lot 80 - 25 Hart Grove, Southall, Middlesex UB1 2UW

Please **delete** all reference to 'Semi-Detached' and replace with 'End of Terrace'.

As to Lot 81 - 83 Lansbury Road, Enfield, Middlesex EN3 5NJ

Please **delete** all reference to 'rear garden' and replace with 'Own section of rear garden'.

As to Lot 82 – 72A Peel Road, Harrow Middlesex HA3 7QU

Under Tenure should read 'Ground rent £80 per annum rising' and not as printed.

As to Lot 85 - 21 Exmoor Avenue, Leicester, Leicestershire LE4 0BJ

Under Accommodation should read as follows and not as printed:

'Ground Floor – Reception Room, Kitchen (not fitted)

First Floor – Three Bedrooms, Bathroom with separate WC'

As to Lot 86 - 312 Gwendolen Road, Leicester, Leicestershire LE5 5FJ

Please **delete** all reference to 'Off Street Parking'.

As to Lot 88 - Flat 1, 65 Albert Road, South Norwood, London SE25 4JD

Under Tenure should read 'Ground rent £100 per annum rising' and not as printed.

As to Lot 90 - 41 Grosvenor Court, Brewster Road, Leyton, London E10 6RH

Under Tenure should read 'Ground rent £50 per annum rising' and not as printed.

As to Lot 92 - 43 Rye Hill Park, Peckham, London SE15 3JN

Under Accommodation should read as follows and not as printed:

'Ground Floor Flat - Two Rooms, Kitchen, Bathroom/WC

First Floor Flat - Two Rooms, Kitchen, Bathroom/WC

Second Floor Flat - Two Rooms, Kitchen, Bathroom/WC

Third Floor Flat - Two Rooms, Kitchen, Bathroom/WC **(Please note that there is restricted height in this flat)**

As to Lot 95 - 8 Stanley Road, Cambridge, Cambridgeshire CB5 8LB

Please note the correct postcode is '**CB5 8LB**' and not as printed.

As to Lot 96 - 3 West House, Loxford Road, Barking, Essex IG11 8PX

Under Tenure should read 'From 17th February 2003 **to 25th March 2128**' and not as printed.

As to lot 97 - 3 Holmbank, 42 Upper Halliford Road, Shepperton, Surrey TW17 8SQ

Under Tenure should read 'Ground rent £350 per annum **rising**' and not as printed.

Please **delete** all reference to '**Two Bedrooms**'.

Under Accommodation should read as follows and not as printed:

'First Floor – **Reception/Kitchen (not fitted), Two Rooms**, Bathroom/WC'

Lot 98 - 14 Beechwood Court, West Street Lane, Carshalton, Surrey SM5 2PZ

Under Tenure should read '99 years from **1st January** 1972' and not as printed.

Lot 105 – 16A Candler Street, Seven Sisters, London N15 6HS

Please note the correct address is '**16A** Candler Street, Seven Sisters, London N15 6HS' and not as printed.

Please **delete** all reference to '**Two Bedrooms**' and replace with '**Three Rooms**'.

Under Tenure should read 'Ground rent **£500** per annum rising' and not as printed.

Under Accommodation should read as follows and not as printed:

'First Floor – **Three Rooms**, Kitchen, Bathroom/WC'

As to Lot 108 - Land adjacent to 20 Court Drive, Hillingdon, Uxbridge, Middlesex UB10 0BJ

Please note '**The property is located on greenbelt land therefore purchasers need to make their own enquiries as to the development viability on the above**'.

As to Lot 110 - 2 Sutherland Road, Ealing, London W13 0DT

Please note the correct address is '2 Sutherland **Road**, Ealing, London W13 0DT' and not as printed.

Please note that the **plan printed in the catalogue is slightly incorrect**. Please see legal documents for correct plan.

Please note that '**we have been advised that the First Floor Flat was occupied on an Assured Shorthold Tenancy agreement for a term of 6 months from 24th April 2007 and a rent of £850 pcm. No current details are available in relation to this occupancy**'.

As to Lot 111 - 106 Hampstead Road, Euston, London NW1 2LS

Please **delete** all reference to '**Vacant**' and replace with '**Part Vacant**'

Please note that '**the first floor flat is currently tenanted and while a section 21 notice has been served on the lessees to terminate the tenancy on 31st March 2018 the property is to be sold with this tenancy still in effect. Full details of the tenancy together with the section 21 notice can be found in the legal documentation**'.

As to Lot 113 - Land adjacent to Kronos House, Carey Road, Woking, Berkshire RG40 2NP

Please note that **VAT is applicable on this sale**.

Please **delete** reference to '**Rectangular Shaped Site**' and replace with '**Irregular Shaped Site**'

Please note '**The building shaded blue in the plan is not included in this sale**'.

As to Lot 117 - 17 Greville Street, Farringdon, London, EC1N 8SQ

Under Accommodation and Tenancies should read as follows and not as printed:

Floor/Unit	Accommodation	Tenancy	Rent p.c.m
Ground/Basement	Retail Unit	999 years from 09.01.2007	Peppercorn
First No. 1	Studio Room with En-suite Shower Room/WC	12 months Assured Shorthold Tenancy from 01.07.2017	£1,191.67
First No. 2	Studio Room with En-suite Shower Room/WC	6 months Assured Shorthold Tenancy from 08.03.2013 (holding over)	£1,000
Second No.3	Studio Room with En-suite Shower Room/WC	12 months Assured Shorthold Tenancy from 13.01.2018 6 months rent paid in advance	£1,170
Second No. 4	Studio Room with En-suite Shower Room/WC	12 months Assured Shorthold Tenancy from 12.01.2018 6 months rent paid in advance	£1,191.67
Third No. 5	Studio Room with En-suite Shower Room/WC	12 months Assured Shorthold Tenancy from 24.06.2017	£1,148.33
Third No. 6	Studio Room with En-suite Shower Room/WC	12 months Assured Shorthold Tenancy from 20.09.2017	£1,235
Fourth No. 7	Studio Room with En-suite Shower Room/WC	12 months Assured Shorthold Tenancy from 01.06.2017	£1,100
Fourth No. 8	Studio Room with En-suite Shower Room/WC	12 months Assured Shorthold Tenancy from 18.02.2017	£950

As to Lot 118 - Land rear of Mercury House, 8 Bath Road, Slough. Berkshire SL1 3SA

Please note that **VAT is applicable on this sale.**

Please note that the **plan printed in the catalogue is slightly incorrect.** Please see legal documents for correct plan.

As to Lot 121 - 18 North Street, Chichester, West Sussex PO19 1LB

Please note that the correct postcode is '**PO19 1LB**' and not as printed.

As to Lot 122 - 11-12 Market Place, Wantage, Oxfordshire OX12 8AB

Under Accommodation should read as follows and not as printed:

'First/Second Floors -

Flats 1 & 4 each sold on a 150 year lease from 1st January 2015 at a ground rent of £50 per annum

Flat 2 & 3 each sold on a 150 year lease from **1st January 2014** at a ground rent of £100 per annum'

As to Lot 129 - 5 Tachbrook Road, Uxbridge, Middlesex UB8 2QS

Please note '**This property benefits from an 8 Week Completion**'.

As to Lot 130 - 51D Blackheath Road, Greenwich, London SE10 8PD

Under Tenure should read 'Ground rent **£300** per annum **rising**' and not as printed.

Under Description should read 'Potential to extend into the loft subject to **obtaining the demise and** the requisite consents' and not as printed.

As to Lot 131 - Garages 2,4,5,7,8,10,11,12,19,27,28 Rear of Oakfield Court, 252 Pampisford Road, South Croydon, Surrey CR2 6DD

Under Tenure should read '999 years from **25th March** 1997' and not as printed.

As to lot 134 - 142A Knollys Road, Streatham, London SW16 2JU

Please **delete** all reference to '**rear garden**' and replace with '**Own section of rear garden**'.

As to Lot 136 - 103 Sedlescombe Road North, St Leonards on Sea, East Sussex TN37 7EJ

The Strap Line should read as follows and not as printed:

'Of interest to rental investors and developers. A mid terrace building **with planning permission** to convert first floor to residential (C3) into 2 self-contained flats (1 x 2 beds, 1 x 1 beds) with street access. Further potential to convert ground floor shop/office, either part or all. Large garden. Vacant'

Under Planning should read as follows and not as printed:

'Planning Permission (Application Number HS/PR/17/01041) was **granted** by Hastings Council on **Thursday 1st February 2018** for the Application for a Certificate of proposed lawful development for conversion of ancillary A2 space (above the A2 ground floor unit) to residential (C3).'

Under Description please include:

'Potential to convert ground floor to a further 2 flats or 1 flat at rear and a shop at front, subject to the requisite consents'.

As to Lot 138 - Garages 1-13 Stroudes Close, Worcester Park, Surrey KT4 7RB

Please note the correct postcode is '**KT4 7RB**' and not as printed.

As to Lot 139 - Roof space at 10 Stoke Gardens, Slough, Berkshire SL1 3QQ

Under Tenure should read 'Ground rent a peppercorn **until completion of Development and thereafter rent at the initial rate of £25 per annum rising for each completed unit**' and not as printed.

As to Lot 140 - 4 Foxbourne Road, Tooting, London SW17 8EW

Under Accommodation should read as follows and not as printed:

'Ground Floor – Entrance Hall, Two Reception Rooms, Kitchen/Breakfast Room, Conservatory, **Separate WC**

First/Second Floor – Three Bedrooms, Shower, WC

Top Floor – Bedroom, Bathroom/WC'

Please note that this property benefits from a **Basement**.

Please **delete** all reference to '**Semi-Detached**' and replace with '**Mid Terrace**'.

As to Lot 142 - 12 Hilltop Avenue, Desborough, Northamptonshire NN14 2LG

Under Accommodation should read as follows and not as printed:

'Ground Floor – **Reception Room**, Kitchen, **Bathroom/WC**

First Floor – Three Bedrooms'

As to Lot 143 - 38 Cleveland Close, Basingstoke, Hampshire RG22 5AN

Under Tenure should read '125 years from 22nd December **1997**' and not as printed.

As to Lot 144 - Room, 102 Christchurch Road, Streatham Hill, London SW2 3DF

Under Tenure should read 'Ground rent £250 per annum **rising**' and not as printed.

As to Lot 146 - Land at 121 Townsend Lane, Long Lawford, Rugby, Warwickshire CV23 9DF

Please note that the **plan printed in the catalogue is slightly incorrect**. Please see legal documents for correct plan.

Please **delete** all reference to '**Total site area approximately 3,400 sq ft**'.

As to Lot 147 - 40 Queen Street, Desborough, Kettering, Northamptonshire NN14 2RE

Under Accommodation should read as follows and not as printed:

'Ground Floor – Reception Room, **Kitchen/Diner**, Bathroom/WC

First Floor – **Bedroom (with en suite shower room), 2nd Bedroom**'

As to Lot 150 - Land & Nine Garages rear of St Thomas Road, Luton, Bedfordshire LU2 7UY

Please **delete** all reference to '**Vacant**' and replace with '**Part Vacant Investment**'

Please note that '**Garages 3, 4 and 9 are each let at £156.00 per quarter producing a total current rent of £1,872 per annum**'.

As to Lot 158 - 16B Messina Avenue, Kilburn, London NW6 4LD

Under Tenure should read '125 years from **1st July 2017**. Ground rent £100 per annum **rising**' and not as printed.

As to Lot 159 - 48B Bow Road, Bow, London E3 4DH

Under Tenure should read '**Leasehold. 125 years from 1st January 2018. Ground rent £100 per annum rising**' and not as printed.

As to Lot 160 - 71B Chaplin Road, Cricklewood, London NW2 5PS

Under Tenure should read 'Ground rent £100 per annum **rising**' and not as printed.

As to Lot 165 - 39A Tunley Road, Harlesden, London NW10 9JR

Under Tenure should read 'Ground rent £100 per annum **rising**' and not as printed.

As to Lot 166 - Land and Garage rear of 21 Northumberland Road, Newport, Isle of Wight PO30 5SA

Please note that the **plan printed in the catalogue is slightly incorrect**. Please see legal documents for correct plan.

As to Lot 168 - Garages Rear of 34-40 College Road, St Albans, Hertfordshire AL1 5ND

Under Tenancy should read 'Garages 2,3,4,5,6,7 are all let at a range of rent from £100-£200 giving a total rent of **£4,652** per annum. **A tenancy schedule can be found in the legal documents**' and not as printed.

As to Lot 170 - 31 Essex Road, Acton, London W3 9JA

Under Tenure should read 'Ground rent £300 per annum **rising**' and not as printed.

As to Lot 172 - 2A The Broadway, Hampton Court Way, Thames Ditton, Surrey KT7 0LX

Under Tenure should read 'Ground rent **£350 per annum**' and not as printed.

As to Lot 173 - 2A The Broadway, Hampton Court Way, Thames Ditton, Surrey KT7 0LX

Under Tenure should read '**Leasehold. 99 years from 15th October 1981. Ground rent £100 per annum rising**' and not as printed.

As to Lot 177 - Land at 15 - 33 Central Drive, St Albans, Hertfordshire AL4

Please note that **'the land is being sold with vacant possession but subject to any rights or other easements that exist in favour of any third parties. Please see the legal documentation for further information and buyers must rely on their own investigations in this regard'**.

As To Lot 181 - Poplar Cottage, Cuckfield Lane, Warninglid, Haywards Heath, West Sussex RH17 5SN

Please note the correct postcode is '**RH17 5SN**' and not as printed.

As to Lot 184 - Locksbrook Cemetery Lodge, Upper Bristol Road, Bath, Somerset BA1 3DQ

Please note that the **plan printed in the catalogue is incorrect**. Please see legal documents for correct plan. A copy of the correct plan is also displayed on the notice board.

As to Lot 186 - 74E Darenth Road, Stoke Newington, London N16 6ED

Under Tenure should read 'Ground rent £250 per annum **rising**' and not as printed.

As to Lot 188 - 8 Garland House, 302 Romford Road, Forest Gate, London E7 9HD

Under Accommodation should read as follows and not as printed:

'Second Floor – Entrance Hall, **Reception/Kitchen**, Bedroom, Bathroom/WC'

As to Lot 190 - 68A Charteris Road, Kilburn, London NW6 7EX

Under Tenure should read 'Ground rent £100 per annum **rising**' and not as printed.

Please **delete** all reference to '**Rear Garden**' and replace with '**Own Section of Rear Garden**'.

As to Lot 191 - Flat E, 23-25 Sellons Avenue, Harlesden, London NW10 4HJ

Under Tenure should read '125 years from 1st **January 2018**. Ground rent £100 per annum **rising**' and not as printed.

As to Lot 196 - 110A Bramshot Avenue, Charlton, London SE7 7JN

Under Tenure should read '**198** years from 1st January 1989. Ground rent **£100 per annum rising**. Share of Freehold **subject to auction conditions**' and not as printed.

Please **delete** all reference to '**Loft access**'

As to Lot 197 - 4 Elder Oak Close, Anerley, London SE20 8BJ

Please note '**There is cracking in the front wall. Prospective purchasers must rely on their own enquiries in this matter**'.

As to Lot 198 - Basement Unit, Invermene House, Epsom Road, Epsom, Surrey KT17 1JW

Please **delete** all reference to '**Benefits from Own Entrance**'.

As to Lot 200 - Flat 5, 55 Drewstead Road, Streatham, London SW16 1AA

Under Tenure should read 'Ground rent £250 per annum **rising**' and not as printed.

As to Lot 208 - 13 Nelson Mandela House, 124 Cazenove Road, Stoke Newington, London N16 6AJ

Under Tenure should read '**From 18th December 2006 to 20th August 2114**. Ground rent **£9** per annum rising' and not as printed.

As to Lot 215 – Roof space at 1-13 Drayton Court, Drayton Gardens, Chelsea, London SW10 9RQ

Under Tenure should read 'Ground rent £250 per annum **rising**' and not as printed.

As to Lot 217 - 8 Angel House, Pentonville Road, Islington, London N1 9HJ

Please note the correct address is '8 Angel House, **Pentonville Road**, Islington, London N1 9HJ' and not as printed.

Please **delete** all reference to '**Two Bedroom**' and replace with '**One Bedroom**'.

Under Tenure should read '125 years **from 29th September 2017**. Ground rent **£200** per annum rising' and not as printed.

As to Lot 219 - 16A St. Dunstons Hill, Sutton, Surrey SM1 2UE

Under Tenure should read 'Ground rent '**£50 per annum**' and not as printed.

As to Lot 222A - 130A Priory Park Road, Kilburn, London, NW6 7UU

Under Tenure should read '125 years from 1st **October 2017**' and not as printed.

Please **delete** all reference to 'Ground Floor'.

Under Accommodation should read as follows and not as printed:

'Ground Floor – Reception Room, Kitchen, **One Bedroom**, Bathroom/WC
Mezzanine Floor – One Bedroom'

As to Lot 222B – 144A Westbourne Grove, Bayswater, London W11 2RR

Under Tenure should read '125 years from 1st **October 2017**' and not as printed.

As to Lot 222C - 21C Harvist Road, Queens Park, London, NW6 6EU

Please **delete** all reference to 'First Floor' and replace with '**First and Second Floor**'.

Under Accommodation should read as follows and not as printed:

'First Floor – Reception Room/Kitchen
Second Floor – Two Bedrooms, Bathroom/WC'

As to Lot 224 - 19 Carnegie Street, Rushden, Northamptonshire NN10 9SN

Please **delete** all references to 'close to the station'.

As to Lot 225 - 7 Chestnut Lodge, Broadfields Way, Harlesden, London NW10 1RP

Under Tenure should read '125 years from 1st **July 2017**' and not as printed.

As to Lot 230 - 274, 276, 278 and 280 Cannon Hill Lane, Raynes Park, London SW20 9HN

Please note that '**In accordance with Section 5B of the Landlord and Tenant Act 1987, notices have been served on the lessees and they HAVE reserved their rights of first refusal**'.

As to Lot 231 - 282, 284, 286 and 288 Cannon Hill Lane, Raynes Park, London SW20 9HN

Please note the correct address is '**282, 284, 286 and 288 Cannon Hill Lane, Raynes Park, London SW20 9HN**' and not as printed.

Please note that '**In accordance with Section 5B of the Landlord and Tenant Act 1987, notices have been served on the lessees and they have NOT reserved their rights of first refusal**'.

As to Lot 232 - 290, 292, 294 and 296 Cannon Hill Lane, Raynes Park, London SW20 9HN

Please note that '**In accordance with Section 5B of the Landlord and Tenant Act 1987, notices have been served on the lessees and they have NOT reserved their rights of first refusal**'.

As to Lot 233 - 306, 308, 310 and 312 Cannon Hill Lane, Raynes Park, London SW20 9HN

Please note that '**In accordance with Section 5B of the Landlord and Tenant Act 1987, notices have been served on the lessees and they have NOT reserved their rights of first refusal**'.

As to Lot 234 - 322, 324, 326 and 328 Cannon Hill Lane, Raynes Park, London SW20 9HL

Please note that '**In accordance with Section 5B of the Landlord and Tenant Act 1987, notices have been served on the lessees and they have NOT reserved their rights of first refusal**'.

As to Lot 235 - 330, 332, 334 and 336 Cannon Hill Lane, Raynes Park, London SW20 9HL

Please note that '**In accordance with Section 5B of the Landlord and Tenant Act 1987, notices have been served on the lessees and they have NOT reserved their rights of first refusal**'.

As to Lot 236 - 48, 48A, 50 and 50A Maycross Avenue, Morden, Surrey SM4 4DA

Please note that '**In accordance with Section 5B of the Landlord and Tenant Act 1987, notices have been served on the lessees and they have NOT reserved their rights of first refusal**'.

As to Lot 242 - 1 Oak Bank, Woking, Surrey GU22 7QY

Under Tenure should read '**Leasehold. 999 years from 25th December 1963. Ground rent £10 per annum**' and not as printed.

As to Lot 246 - Parking spaces at 31 Acton Lane, Willesden, London NW10 8UX

Under Tenure should read 'Ground rent £300 per annum **rising**' and not as printed.

As to Lot 253 - Troman House, 1 Morvale Street, Lye Stourbridge, West Midlands DY9 8DE

Plases **delete** all references to 'Ten Rooms'.

Under Accommodation should read as follows and not as printed:

'Ground Floor - Entrance Hall, **Seven Rooms**, **Three Separate WCs**, **Kitchen/Breakfast Room**, **Utility Room**, **Shower Room/WC**

First Floor – **Six Rooms**, Separate WC, **Bathroom**, Shower Room, **Bathroom/WC**'

As to Lot 259 - 338, 340, 342 and 344 Cannon Hill Lane, Raynes Park, London SW20 9HL

Please note that '**In accordance with Section 5B of the Landlord and Tenant Act 1987, notices have been served on the lessees and they have NOT reserved their rights of first refusal**'.

Please note that the photograph printed is incorrect. Please see correct picture on the noticeboard.

Please note '**This Lot will be offered after Lot 236**'.

Next Auction Sale

26th March – The Marriott Hotel

Instructions now being taken

Call the Auction office on 020 7824 9091

www.savills.co.uk/auctions

Future Auction Dates for 2018

9th May – The Sheraton, Park Lane

18th June – The Marriot Hotel

24th July – The Marriot Hotel

26th September – The Sheraton, Park Lane

6th November – The Sheraton, Park Lane

11th December – The Sheraton, Park Lane