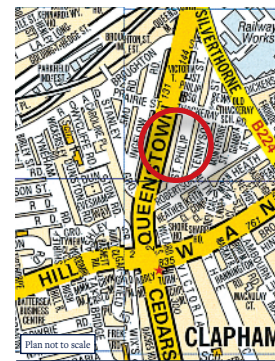


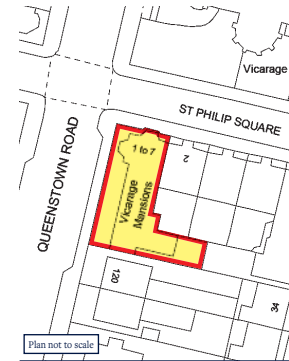
# 1-7 Vicarage Mansions, Queenstown Road Battersea, London SW8 3RZ

# LOT 57

In the same family ownership for about 60 years



Crown Copyright reserved.  
This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office.



Crown Copyright reserved.  
This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office.

Rarely available redevelopment, refurbishment and investment opportunity. A large prominent residential mansion block arranged as seven good sized flats (3 x three bedroom, 4 x two bedroom). Five let on Assured Shorthold Tenancies, one let on a Regulated Tenancy, one vacant. Well located in the popular established Parktown Estate Conservation Area between Battersea Park and Clapham Common . **Part Vacant Investment let at £76,632 per annum.**

## Tenure

Freehold.

## Location

- Well located on the east side of Queenstown Road, at the junction with St Philip Square opposite the Church
- Local shopping amenities and restaurants are available along Queenstown Road and Wandsworth Road, whilst the centres of Battersea and Clapham are easily accessible
- The leisure areas of Battersea Park and Clapham Common are both nearby
- The A3 provides road links into Central London and westwards to the M25

🚇 Clapham North (Northern Line), Battersea Power Station (new Northern Line extension due to open 2020)

🚶 Queenstown Road, Battersea Park, Wandsworth Road

## Description

- A large four storey mansion block arranged as seven good sized flats occupying a prominent corner position
- Most flats have independent gas central heating
- The third floor (top) flat features a large reception hall with a vaulted glazed skylight
- There is redevelopment or refurbishment potential subject to the requisite consents



### Accommodation and Tenancies

Floor/Unit	Accommodation	Tenancy	Rent
Ground Floor – Flat 1	Entrance Hall, Reception Room, Three Bedrooms, Kitchen, Bathroom/WC, Utility Room, Inner Hall with Store Cupboard	6 month Assured Shorthold Tenancy from 22nd November 2014	£1,500 p.c.m.
Ground Floor – Flat 2	Entrance Hall, Reception Room, Two Bedrooms, Kitchen/Breakfast Room, Bathroom/WC, Own Rear Garden of about 20ft	Regulated Tenancy effective from 26th July 2016	£636 p.c.m.
First Floor – Flat 3	Entrance Hall, Reception Room, Three Bedrooms, Kitchen/Breakfast Room, Bathroom/WC	12 month Assured Shorthold Tenancy from 1st October 2006	£1,000 p.c.m.
First Floor – Flat 4	Entrance Hall, Reception Room, Two Bedrooms, Kitchen/Breakfast Room, Bathroom/WC	6 month Assured Shorthold Tenancy from 1st October 2014	£1,150 p.c.m.
Second Floor – Flat 5	Entrance Hall, Reception Room, Three Bedrooms, Kitchen/Breakfast Room, Bathroom/WC	12 month Assured Shorthold Tenancy from 7th April 2010	£1,100 p.c.m.
Second Floor – Flat 6	Entrance Hall, Reception Room, Two Bedrooms, Kitchen/Diner, Bathroom/WC	12 month Assured Shorthold Tenancy from 14th February 2014	£1,000 p.c.m.
Third (Top) Floor – Flat 7	Entrance Lobby, Large Reception Hall with feature vaulted skylight, Reception Room, Two Bedrooms, Kitchen/Breakfast Room, Bathroom/WC	Vacant	–

**Total Current Rent £76,632 per annum  
plus vacant possession of Flat 7**

### Viewing

Please refer to our website [savills.co.uk/auctions](http://savills.co.uk/auctions)