

# Addendum 19<sup>th</sup> February 2019

Residential and Commercial Auctions  
(London & National)  
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**IMPORTANT NOTE:** It is the Buyer's responsibility to read the 'Auction Notices' printed in the Catalogue (pages 4-5), to check the auction catalogue particulars of sale together with the Special Conditions of Sale, and to ensure all 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. Please note that VAT receipts will be issued for all administration fees. 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 22 - 226 Derinton Road, Tooting, London SW17 8HX	Sold Prior
Lot 53 - Land at Riverside Gardens, Wembley, Middlesex HA0 1JF	Withdrawn Prior
Lot 67 - 92 Frobisher Road, Erith, Kent DA8 2PQ	Withdrawn Prior
Lot 68 - 50 Carlton House, Canterbury Terrace, Kilburn, London NW6 5DX	Sold Prior
Lot 83 - 2 Warren Road, Bournemouth, Dorset BH4 8EZ	Withdrawn Prior
Lot 91 - 10 Links Way, Beckenham, Kent BR3 3DQ	Withdrawn Prior
Lot 100 - 3 Alpha House, 190 High Street, Egham, Surrey TW20 9ED	Withdrawn Prior
Lot 102 - Land adj to Burnt Hill Reservoir, Burnt Hill, Yattendon, Thatcham, Berkshire RG18	Withdrawn Prior
Lot 113 - 1 Jellicoe House, 52 High Street, Ventnor, Isle of Wight PO38 1LT	Withdrawn Prior
Lot 114 - 2 Jellicoe House, 52 High Street, Ventnor, Isle of Wight PO38 1LT	Withdrawn Prior

**As to Lot 1 - 14B St Pauls Road, Islington, London N1 2QN**

Under Tenure should read 'Leasehold. 125 years from 1<sup>st</sup> January 2011.' and not as printed.

**As to Lot 11 - 12 Staines Road, Ilford, Essex IG1 2XF**

Please **delete** all references to four bedrooms and replace with **four rooms**.

Under Accommodation should read as follows and not as printed:

- Ground Floor- Two Reception Rooms, Kitchen, **Shower/WC**
- First Floor- **Four Rooms**

Please note this property has a **6 week** completion and not as printed.

**As to Lot 12 - 57B Leigham Vale, Streatham, London SW16 2JQ**

Please **delete** all references to 'in need of modernisation'.

Please note this property has a **6 week** completion and not as printed.

**As to Lot 16 - 83 Drysdale Avenue, Chingford, London E4 7PD**

Please note this property has an **8 week** completion and not as printed.

**As to Lot 17 - 173B Perry Hill, Catford, London SE6 4HE**

Please delete all references to three bedrooms.

Under Accommodation should read as follows and not as printed:

- First Floor - **Four Rooms, Kitchen/Hallway, Store Room**, Bathroom/WC

**As to Lot 18 - 78A Penge Road, Penge, London SE20 7UL**

Under Tenure should read 'Leasehold. 125 years from 1<sup>st</sup> January 2008.' and not as printed.

**As to Lot 20 - 1 Algar Close, Isleworth, Middlesex TW7 7AQ**

Under Tenure should read 'Leasehold. 125 years from 25<sup>th</sup> December 2018.' and not as printed.

**As to Lot 25 - 28B St Germans Road, Forest Hill, London SE23 1RJ**

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

Under Accommodation should read as follows and not as printed:

- Raised Ground Floor - **Reception Room/Kitchen, Two Rooms**, Bathroom/WC

Please note this property has a **6 week** completion and not as printed.

**As to Lot 27 - 156 Mackenzie Road, Beckenham, Kent BR3 4SF**

Please note this property is **semi-detached** and not as printed.

**As to Lot 30 - 49 Kings Highway, Plumstead, London SE18 2BH**

- Ground Floor - **Through Reception Room**, Kitchen, **Bathroom with Separate WC**
- First Floor - Two Bedrooms

Please note this property has a **6 week** completion and not as printed.

**As to Lot 31 - Mezzanine Floor Flat, 46 Broxholme Road, West Norwood, London SE27 0LZ**

Under Tenure should read 'Ground rent £75 per annum rising.' and not as printed.

Please note this property has a **6 week** completion and not as printed.

**As to Lot 32 - 32 Laleham Avenue, Mill Hill, London NW7 3HL**

Leasehold. '**100 years from 29 September 1981. Ground Rent £50 per annum.**'

Please take note of the Lease Extension as put out in a letter re

**As to Lot 33A - 37 Hurst Road, Walthamstow, London E17 3BL**

Please note the structural survey that is included in the legal pack.

**As to Lot 34 - 1 Glendower Mansions, Glendower Place, South Kensington, London SW7 3DS**

Under Tenure should read 'Ground rent **a peppercorn**'.

**As to Lot 39 - 42A Church Road, Mitcham, Surrey CR4 3BU**

Please **delete** all references to four bedrooms and replace with **three bedrooms**.

Please note this property has a **6 week** completion and not as printed.

**As to Lot 45 - The Hoo, 17 Lyndhurst Gardens, Belsize Park, London NW3 5NU**

Please note the plan is slightly incorrect, please refer to the legal pack.

Please **delete** all references to Vacant and refer to clause G1.2 in the Special Conditions which states '**the Lot is under a Lease terminating on 30<sup>th</sup> April 2019.**'

**As to Lot 47 - 11 St Marks Rise, Dalston, London E8 2NJ**

Please note under Accommodation should read as follows and not as printed:

<b>Unit</b>	<b>Accommodation</b>	<b>Terms of Tenancy</b>
Lower Ground Floor Flat	Two Rooms, Kitchen, Bathroom/WC	<b><u>Tenancy which commenced on 19<sup>th</sup> September 1988.</u></b>
Raised Ground Floor Flat	Studio Room With Kitchen/Diner, Shower Room/WC	Assured Shorthold Tenancy
First Floor Flat	Reception Room/Kitchen, Two Bedrooms, Bathroom/WC	Assured Shorthold Tenancy
Second Floor Flat	Entrance Hall, Kitchen/Reception Room, Three Rooms, Bathroom/WC	Assured Shorthold Tenancy

**Note:** For full details on the tenancy agreements please see the legal documents.

**As to Lot 52 - GFF, 214 Trundleys Road, Deptford, London SE8 5JE**

Under Tenure should read 'Leasehold. **125 years from date of completion. Ground rent £350 per annum rising.**' and not as printed.

**As to Lot 55 - 115A Ewell Road, Surbiton, Surrey KT6 6AL**

Please **delete** all references to the rent income of £5,365 per annum and replace with **£5,356** per annum.

Please **delete** all references to 'upper parts' and replace with '**accommodation**'.

Under Tenure should read 'Leasehold. **150 years from 25 December 1983.** Ground rent **£200 per annum rising.**' and not as printed.

Under Tenancy should read 'The first floor non self-contained **flat is** let on a fixed term tenancy expiring in 2055 at a rent of **£5,356** per annum.' and not as printed.

**As to Lot 56 -Victory Place, Limehouse Basin, Poplar, London E14 8BG**

In the strapline please **delete** all references to 'Ground Rent Investment let at approximately £16,200 per annum' and replace with and replace with **Investment.**

Under Tenancy should read as follows and not as printed:

**'Headlease 1: Sold on a 200 year lease from 7 March 1994. Ground rent 65% of the ground rents from time to time received from the underlessees in accordance with the underleases.'** Please refer to the legal pack for further information.

**'Headlease 2: Sold on a 200 year lease from 7 March 1994. Ground rent a peppercorn'.**

Please also **delete** 'Total Ground Rent Investment approximately £16,200 per annum' and replace with '**Please note the last investment collected by the Agent on behalf of the Trust was £16,200.**'

**As to Lot 57 - 709 East Block, Forum Magnum Square, South Bank, London**

Under Tenure should read '**Ground rent £100 per annum rising.**'

**As to Lot 61 - 23 Bastion Road, Abbey Wood, London SE2 0RD**

Please **delete** all references to four bedrooms and replace with **four rooms.**

Under Accommodation should read as follows and not as printed:

- Ground Floor - **Through Reception Room,** Kitchen
- First Floor - **4 Rooms, Bathroom/WC (not fitted)**

Please note this property has a **6 week** completion and not as printed.

**As to Lot 62 - 33 Perry Hall Road, Orpington, Kent BR6 0HT**

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, **Bathroom/WC**
- First Floor - **Two** Bedrooms

**As to Lot 63 - 7 New Road, Blackwater, Camberley, Surrey GU17 9AY**

Under Description please **delete** all references to off street parking.

Please note this property has a **6 week** completion and not as printed.

**As to Lot 70 - 5 Argyll Court, 82-84 Lexham Gardens, Kensington, London W8 5JB**

Please **delete** all references to two bedroom and replace with one bedroom.

Under Description please include:

- **Access to communal gardens**

Under Accommodation should read as follows and not as printed:

- Ground Floor - Entrance Hall, Reception Room/Kitchen, **Bedroom**, **Study**, Shower Room/WC

**As to Lot 80 - 189B Whitehorse Road, Croydon, Surrey CR0 2LH**

Please note the correct address is **189B** Whitehorse Road, Croydon, Surrey CR0 2LH.

Please note the photo in the catalogue is incorrect. Please find the correct one online and on the Auction Notice Board.

Please **delete** all references to ground floor and replace with **basement**.

Under Tenure should read '**130 years from 1 January 2019. Ground rent a peppercorn.**'

**As to Lot 86 - 28 Severn Road, Clacton-on-Sea, Essex CO15 3RD**

Under Accommodation should read as follows and not as printed:

- Ground Floor - **Reception Room, Kitchen/Diner**
- First Floor - Three Bedrooms, Bathroom/WC

**As to Lot 101 - Store Buildings adjacent to Thames Water Pumping Station, Tidmarsh Road, Pangbourne RG8 7AY**

Please note the plan is slightly incorrect, please refer to the legal pack.

**As to Lot 105 - Land rear of Walton House, Upper Warren Avenue, Reading, Berkshire RG4 7ED**

Please note the correct address is Land rear of Walton House, Upper Warren **Avenue**, Reading, Berkshire RG4 7ED.

**As to Lot 110 -383A Cranbrook Road, Ilford, Essex IG1 4UQ**

Under Tenure should read as follows 'Leasehold. **99 years from 1<sup>st</sup> February 1980**. Ground rent **£50** per annum.' and not as printed

**As to Lot 111 - 324 Bristol Road, Gloucester, Gloucestershire GL2 5DH**

Please note the seller has made a VAT election and therefore **VAT will be paid in addition to the price** unless the Buyer proposes to proceed by way of a transfer of a going concern in which case General Conditions G15 shall apply.

**As to Lot 115 - 21 Melrose Street, Hartlepool, County Durham TS25 5LJ**

Please note this property has not been internally inspected. Under accommodation should read as follows and not as printed:

- Ground Floor - Reception Room, Kitchen, **Bathroom/WC**
- First Floor - Two Bedrooms

**As to Lot 116 - 17 Marlborough Street, Hartlepool, County Durham TS25 5RL**

Please note this property has not been internally inspected. Under accommodation should read as follows and not as printed:

- Ground Floor - Reception Room, Kitchen, **Bathroom/WC**
- First Floor - Two Bedrooms

**As to Lot 119 - Land at 1 Nepal Road, Tidworth, Wiltshire SP9 7EU**

Please note the plan is slightly incorrect, please refer to the legal pack.

## **Next Auction Sale:**

2<sup>nd</sup> April at The Marriott Hotel, Grosvenor Square

**Instructions now being taken  
Call the Auction office on 020 7824 9091**

[auctions@savills.com](mailto:auctions@savills.com)

## **Upcoming Auction Dates for 2019**

29<sup>th</sup> May at The Sheraton, Park Lane

17<sup>th</sup> July at The Marriott Hotel, Grosvenor Square

23<sup>rd</sup> September at The Marriott Hotel, Grosvenor Square