

Addendum 26th March 2020

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. 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.

Each successful buyer or bidder will be required to pay the Auctioneers, Savills (UK) Ltd, an administration fee of £1,250 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.

Lot 4 - 194A Bravington Road, Maida Vale, London W9 3AP	Withdrawn
Lot 6 - 58 New Heston Road, Hounslow, Middlesex TW5 0LJ	Withdrawn
Lot 7 - 3 Stannet Way, Wallington, Surrey SM6 8BE	Withdrawn
Lot 15 - Flat 2, 24 Great North Road, Highgate, London N6 4LU	Withdrawn
Lot 21 - Athena Court, 2 Finchley Road, St Johns Wood, London NW8 6DP	Withdrawn
Lot 24 - Garden Land site adjacent to 1 Canes Lane, Lindford, near Bordon, Hampshire GU35 0RP	Withdrawn
Lot 24A - First & Second Floor Flat, 50 Topsfield Parade, Tottenham Lane, Hornsey, London N8 8PT	Withdrawn
Lot 26 - 17 Pollard Road, Morden, Surrey SM4 6EG	Withdrawn
Lot 28 - Flat 4, 24 Great North Road, Highgate, London N6 4LU	Withdrawn
Lot 29 - Units 4 & 6, 3-11 Grenfell Avenue, Hornchurch, Essex RM12 4DN	Withdrawn
Lot 30 - 1 Oak House, Trinity Road, Wood Green, London N22 8YT	Withdrawn
Lot 31 - 5 Ashford Crescent, Enfield, Middlesex EN3 7HU	Withdrawn
Lot 34 - 16-22 Greyhound Lane, Streatham, London SW16 5SD	Withdrawn
Lot 35 - 232 Upton Lane, Forest Gate, London E7 9NP	Withdrawn
Lot 37 - Flat 5, 24 Great North Road, Highgate, London N6 4LU	Withdrawn
Lot 43 - Ground Floor Flat, 100 Gleneldon Road, Streatham, London SW16 2BZ	Withdrawn
Lot 46 - Land on the South Side of 4 Hyacinth Drive Uxbridge Middlesex UB10 9QW	Withdrawn
Lot 51B - 139 Gurney Close, Barking, Essex IG11 8JY	Sold Prior
Lot 52 - Safa House, Arklow Road, New Cross, London SE14 6EN	Withdrawn
Lot 53 - 106 Chiltern Drive, Mill End, Rickmansworth, Hertfordshire WD3 8JZ	Withdrawn
Lot 54 - 48 Shepherds Lane, Rickmansworth, Hertfordshire WD3 8JN	Withdrawn
Lot 55 - 16 Priory Way, Hitchin, Hertfordshire SG4 9BL	Withdrawn
Lot 56 - 41 High Road, Waterford, Hertfordshire SG14 2PR	Withdrawn
Lot 57 - 46 Rosecroft Drive, Watford, Hertfordshire WD17 4JQ	Withdrawn
Lot 58 - 9 Danemead, Hoddesdon, Hertfordshire EN11 9LT	Withdrawn
Lot 59 - 69 Bluebridge Road, Brookman's Park, Hatfield, Hertfordshire AL9 7UW	Withdrawn
Lot 60 - 71 Bluebridge Road, Brookman's Park, Hatfield, Hertfordshire AL9 7UW	Withdrawn
Lot 61 - 73 Bluebridge Road, Brookman's Park, Hatfield, Hertfordshire AL9 7UW	Withdrawn
Lot 66 - 1 Turnour House, Walburgh Street, Whitechapel, London E1 2NJ	Withdrawn

Lot 67 - 10 Turnour House, Walburgh Street, Whitechapel, London E1 2NJ	Withdrawn
Lot 68 - 9B Essex Road, Willesden, London NW10 9PE	Withdrawn
Lot 70 - 21 Rural Way, Streatham, London SW16 6PF	Withdrawn
Lot 75 - 71 Godrick Crescent, Croydon, Surrey CR0 0HX	Withdrawn
Lot 81 - First and Second Floors, 244 Castle Street, Dudley, West Midlands DY1 1LQ	Withdrawn
Lot 82 - 230 & 230A York Road, Battersea, London SW11 3SJ	Withdrawn
Lot 87 - 5 Grosvenor Bridge Road, Bath, Somerset BA1 6BB	Withdrawn
Lot 90 - Roof Space, 1-4 Hollybush Place, Bethnal Green, London E2 9QX	Withdrawn
Lot 92B - 40 Ridge Avenue, Harpenden, Hertfordshire AL5 3LT	Withdrawn
Lot 103 - Lower Ground Floor Flat, 7 Hazelmere Road, Queens Park, London NW6 6PY	Withdrawn
Lot 104 - Raised Ground Floor Flat, 7 Hazelmere Road, Queens Park, London NW6 6PY	Withdrawn
Lot 105 - First and Second Floor Flat, 7 Hazelmere Road, Queens Park, London NW6 6PY	Withdrawn

As to Lot 1 - 75 Mexfield Road, Putney, London SW15 2RG

Completion date shall be the fortieth working day after the date of the Contract.

As to Lot 2 - 29 Abercrombie Street, Battersea, London SW11 2JB

Please delete all references to mid terrace and replace with **end of terrace**.

Completion date shall be the fortieth working day after the date of the Contract.

As to Lot 3 - 19 Heythorp Street, Southfields, London SW18 5BW

Completion date shall be the fortieth working day after the date of the Contract.

As to Lot 5 - 13 Cricketers Close, Sittingbourne, Kent ME10 2TB

Please note this property benefits from a garage.

Completion shall be 21 May 2020.

As to Lot 8 - 74 Wise Lane, West Drayton, Middlesex UB7 7EX

Please note this property benefits from its **own garden** and not as printed.

Completion Date shall be 30 business days from the Contract Date.

As to Lot 9 – 20 Shortlands Close, Edmonton, London N18 1LQ

Completion shall be thirty business days after the contract date.

As to Lot 10 - 4 Hill House, Cavendish Avenue, Sudbury Hill, Harrow, Middlesex HA1 3RD

Completion shall take place six weeks from the date of the contract.

As to Lot 11 - 1 Birbeck Road, Beckenham, Kent BR3 4SL

Under Tenancy please include 'We have been informed that a notice has been served effective from 9th March 2020 for possession in two months'.

Completion date shall be 6 weeks after the exchange of contracts.

As to Lot 13 - 77 Upperton Road West, Plaistow, London E13 9L

Under Accommodation should read as follows and not as printed:

- Ground Floor- Two Reception Rooms, Kitchen, Bathroom, **Lean-to, Separate WC**
- First Floor - Three bedrooms

Completion date is the 7th May 2020

As to Lot 14 - 5 Haig Road West, Plaistow, London E13 9LJ

Under Accommodation should read as follows and not as printed:

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

Completion date is the 7th May 2020.

As to Lot 16 - 8 Nightingale Mansions, 42-44 Nightingale Lane, Balham, London SW12 8TN

Under Tenure should read 'Leasehold. **250** years from the date of completion. Ground Rent **£350 per annum rising**.' and not as printed.

Under Accommodation should read as follows and not as printed:

Second Floor – Entrance Hall, Reception Room, Three Bedrooms, Kitchen/Diner, **Bathroom/WC**

As to Lot 19 - 48 Galsworthy Road, Cricklewood, London NW2 2SH

Completion shall take place 6 weeks from the date hereof.

As to Lot 20 - 67 Tufton Street, Westminster, London SW1P 3AF

Under Tenure should read '**Part Freehold/Part Leasehold. The property is sublet to a management company owned by the residents who manages and is required to insure the property though in practice the seller currently insures.**

As to Lot 22 - 54 Ashmore Road, Reading, Berkshire RG2 8AG

Completion date is the 7th May 2020.

As to Lot 23 - 98 Grove Vale, East Dulwich, London SE22 8DS

Completion shall be 84 days from and including the date hereof.

As to Lot 25 - 830A London Road, Cheam, Sutton, Surrey SM3 9BJ

In the strapline please delete reference to 620sq ft and replace with 604sq ft

Under accommodation should read:

First Floor- Reception Room, Two Bedrooms, Kitchen/Diner, **Bathroom with Separate WC**

As to Lot 27 - 6 Park Court, Park Road, Hounslow, Middlesex TW3 2HA

Completion shall be 30 working days from date of Contract.

As to Lot 30A - Lowtem, Queen Mary Road, Upper Norwood, London SE19 3NW

Completion shall be 8weeks from the date of Auction, being 21 May 2020.

As to Lot 30B - 53 Jeffreys Road, Clapham, London SW4 6QD

Completion date shall be 8 weeks from the date hereof.

As to Lot 33 - 479-481 High Road, Tottenham, London N17 6QA

Completion shall be forty two days after the contract date.

As Lot 36 - 17 Ongar Road, Brentwood, Essex CM15 9AU

Please note under Tenure should read ' Leasehold. 250 years from 1st January 2018. Ground rent £350 per annum rising' and not as printed.

Completion Date shall be 7 weeks from the date of the auction.

As to Lot 40 - 2 Kendal Place, Upper Richmond Road, East Putney, London SW15 2QZ

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

As to Lot 41 - 6 South Island Place, Stockwell, London SW9 0DX

Completion shall be forty business days after the contract date.

As to Lot 42 - Land on the north side of Elizabeth Street, Greenhithe, Kent DA9 9AX

Please note this sale is subject to VAT.

Completion shall be 6 weeks after the contract date.

As to Lot 44 - Flat 4, 195A East End Road, East Finchley, London N2 0LZ

Completion shall be thirty business days from and including the contact date.

As to Lot 47 - 37 Gatton Park Road, Redhill, Surrey RH1 2DZ

Please note the garage is Leasehold. 99 years from 24th June 1965. Ground rent £2 per annum.

Completion shall be 6th May 2020.

As to Lot 49 - First Floor Flat, 81 Brackenbury Road, Hammersmith, London W6 0BQ

Completion shall be 8 weeks from the date of exchange of contracts.

As to Lot 51A - 189 Booth Road, Colindale, London NW9 5JX

Completion shall be 6 weeks from the Auction Date.

As to Lot 65 - 3 Nightingale Mansions, 42-44 Nightingale Lane, Balham, London SW12 8TN

Please note under Tenure should read ' Leasehold. 250 years from completion. Ground rent £350 per annum rising' and not as printed.

As to Lot 69 - 26 Willoughby Mews, 38 Willoughby Lane, Tottenham, London N17 0YH

Please delete reference to 'Vacant' and replace with 'Investment Let at £10,440.00 per annum.

Under Tenancy should read as follows:

12 Months Assured Shorthold Tenancy from 19th March 2018 at a rent of £870.00 per calendar month (Holding Over)
Total Current Rent £10,440.00 per annum

As to Lot 69A – 28C Roseberry Gardens, Hornsey, London N8 8SH

Completion shall be 8 weeks following the date hereof.

As to Lot 72 – 2 Selhurst Road, South Norwood, London SE25 5QF

Please note this sale is 'By Order of the Executors'.

As to Lot 79 - The Stable, 230 Leahurst Road, Hither Green, London SE13 5NL

Completion shall be 7th May 2020.

As to Lot 79A – 10 Frome Road, Hull HU8 9QN

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

- Ground Floor – Entrance Hall, **Reception Room, Kitchen**
- First Floor – Three Bedrooms, Bathroom/WC

Completion shall be 21 May 2020

As to Lot 80 - 19 Mafeking Road, Canning Town, London E16 4NS

Completion shall be 7th May 2020.

As to Lot 83 - 118 South Norwood Hill, South Norwood, London SE25 6AQ

Completion Date shall be 30 Business Days from the date of Exchange of Contracts.

As to Lot 84 - 28A Broadwalk, Pinner Road, Harrow, Middlesex HA2 6ED

Under Tenancies should read as follows and not as printed:

Room 1 - **3 month** Assured Shorthold Tenancy from **10.02.2020** at £570 per month.

Completion shall be 26th May 2020.

As to Lot 85 - Garage and Land rear of 21 South Road, Egham, Surrey TW20 0RL

Completion shall be 30 business days after the date of the Contract.

As to Lot 88 - Hailsham Grange, Vicarage Road, Hailsham, East Sussex BN27 1BL

The strapline should read '...with a separate to floor flat let at the equivalent of **£10,740** per annum.' and not as printed.

Total current ground rent should read **£10,740** and not as printed.

As to Lot 89 - Lot 89 - 7A Nightingale Mansions, 42-44 Nightingale Lane, Balham, London SW12 8TN

Under Tenure should read 'Leasehold. **250 years** from completion. Ground rent **£350 per annum rising.**' and not as printed.

As to Lot 91 - 6 Lincoln Court, Chinbrook Road, Grove Park, London SE12 9TX

Completion shall be thirty business days after the contract date.

As to Lot 92 - Ritson Haven, Ritson Road, Hackney, London E8 1DE

Under description please delete '**Excellent internal conditions.**'

Completion shall be 8th May 2020.

As to Lot 92A - 14 Manor Road, Waltham Abbey, Essex EN9 1NF

Completion shall be 5th May 2020.

As to Lot 92C – 21 New Peachey Lane, Cowley, Uxbridge, Middlesex UB8 3SU

Completion shall be 6 weeks.

As to Lot 93 - 92 The Avenue, Queens Park, London NW6 7NN

Completion shall be 7th May 2020

As to Lot 94 - Flat 1, 2 Walton Street, St Albans, Hertfordshire AL1 4DQ

Completion shall be 8th May 2020.

As to Lot 98 - 24 Batoum Gardens, Brook Green, London W6 7QD

Completion shall be 7th May 2020

As to Lot 99 - 25 Clare Point, Claremont Road, Cricklewood, London NW2 1TT

Completion shall be 11th May 2020

As to Lot 100 - 5 Aubries Walkern, Stevenage, Hertfordshire SG2 7NJ

Completion shall be as per clause 10 of the special conditions of sale which states as follows:

The Actual Completion Date shall be the latest of the following to occur:

- 10.1.1 30 Working Days from the date of the auction; or
- 10.1.2 10 Working Days after the date of legal issue by the Seller's Solicitor (to the Buyer or to the Buyer's appointed solicitor) of confirmation of discharge of any legal charge registered against the Property;

As to Lot 100A - 148 Eastern Avenue, Ilford, Essex IG4 5AG

Under Accommodation should read as follows and not as printed:

- Ground Floor – Two Rooms
- First Floor – **Four** Rooms

Completion shall be 40 business days after the date of the contract or subject to evidence given to the Buyer's Conveyancers of removal of the restriction referred to above on 10 working days written notice by the Seller's Conveyancer to the Buyer's Conveyancer

As to Lot 101 – Land lying to the south east of Sysonby Grange Lane, Melton Mowbray, Leicestershire LE13 0JG

Please note the plan in the catalogue is slightly incorrect. Please refer to the legal pack for the correct one.

As to Lot 107 - 16 Mindrum Terrace, Walker, Newcastle Upon Tyne NE6 3BL

Completion shall be 21st May 2020

Due to the unfolding situation with Coronavirus (COVID -19) and the Government's advice, please note that at present we are unable provide access to the properties until further update from the Government.