Lot 45

Flat G, 64-66 Lavender Hill, Battersea, London, SW11 5RQ

By order of the LPA Receivers



All enquiries Ref: James Paterson



- **Long leasehold lower ground floor self-contained flat**
- **Investment - Rent reserved: £18,000 per annum**



Location:
The property is situated on Lavender Hill between its junctions with Shirley Grove and Ashley Crescet. Public transport links include Clapham Junction mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A3 and A205 (South Circular Road). Shopping amenities can be found locally within Lavender Hill and Clapham Junction, with an extensive range of shops, bars and restaurants being found in Battersea, Clapham Junction town centre and nearby Northcote Road. Recreational pursuits can be found locally at the open spaces of Clapham Common and Battersea Park.

Description:
Long leasehold lower ground floor self-contained flat.

Accommodation:
Lower ground floor: One bedroom, open plan reception/kitchen, bathroom/WC
Gross Internal Area GIA (Source: EPC) approximately 63 sq m (678 sq ft)

EPC rating: E

Council Tax Band: C

Tenancy:
The property is let on an assured shorthold tenancy agreement (AST) for a term from 4th May 2025 ending on 3rd October 2025 at a rent of £1,500 pcm.

Rent reserved:
£18,000 per annum

Lease:
Held on a new long lease – refer to legal documents.

Note:
Finance available for this lot subject to status, contact the auctioneers for further information.





