

GUIDE PRICE
£1,500,000

BIDDING DEPOSIT
£20,000

DIGITAL AUCTION DATE
27th April 2021



27/27a Oldridge Road & 1/1a Pickets Street, London, SW12 8PL

Freehold residential investment arranged as three flats and six letting rooms (HMO) producing £103,200 per annum

Bid1.

Property Summary

- Freehold residential investment
- Large corner building
- Includes three flats and six letting rooms (HMO)
- Popular south west London suburb
- Producing £103,200 per annum
- **On the instructions of James Liddiment and Paul Greenhalgh of Duff and Phelps acting as Joint Fixed Charge Receivers**

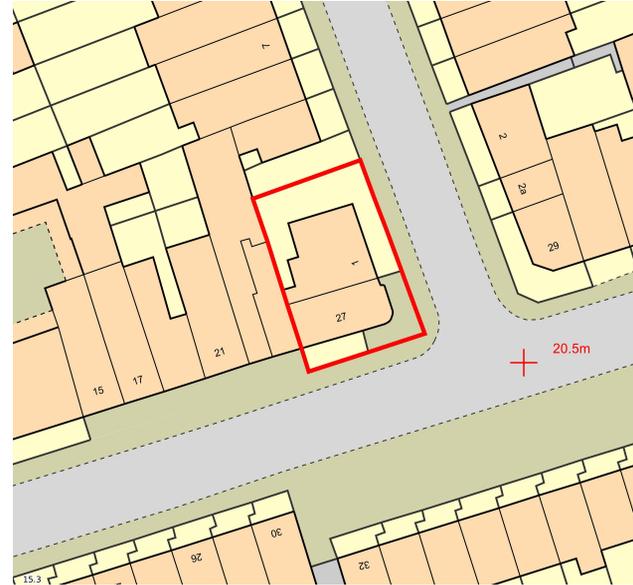
Location

Balham is a popular suburb of south west London lying about 4 miles south west of Central London. It is accessed via the A24, of which Balham High Road forms part and lies just to the south of Clapham Common. The area is well served by numerous bus routes as well as underground and overland rail services from nearby Balham and Wandsworth Common railway/underground stations and Clapham South underground station, all of which are within a few minutes' walk of the property.

The property commands a prominent position at the junction of Oldridge Road and Pickets Street in a mainly residential location. The shopping amenities of Balham High Road are close providing numerous shops, bars and restaurants including Waitrose and Nandos.

Description

A prominent corner building of traditional construction beneath a pitched roof. The building is arranged as three self contained flats (27/27a Oldridge Road and 1a Pickets Street) and an HMO providing six letting rooms (1 Pickets Street). Externally there is a small rear courtyard and an off-street parking area to the front corner and the side.



Tenure
Freehold

EPC
Please refer to the legal pack

Address	Floor	Accommodation	Size	Tenancy	RentPA
27 Oldridge Road	Ground	Reception room/kitchen, two bedrooms (one with en-suite), bathroom/WC	58.99 sq m (635 sq ft)	12 months' AST from 15/08/2020 (1)	£19,200
27a Oldridge Road	First	Reception room/kitchen, two bedrooms (one with en-suite), bathroom/WC	55.46 sq m (597 sq ft)	AST (refer to legal pack)	£18,600
1a Pickets Street	Second	Reception room/kitchen, two bedrooms, shower room/WC	56.48 sq m (608 sq ft)	12 months' AST from 04/08/2018	£17,400 (2)
1 Pickets Street	Ground, first and second	Ground floor - Reception room, bedroom, shower room/WC, kitchen/diner, rear courtyard First floor - Four bedrooms (one with en-suite WC), bathroom/WC Attic floor - Bedroom with en-suite shower room/WC	145.01 sq m (1,561 sq ft)	12 months AST from 08/08/2020 (3)	£48,000
TOTAL			315.95 sq m (3,401 sq ft)		£103,200

- (1) Break clause after 6 months
 (2) Original rent £18,600pa but reduced in January 2021
 (3) Break clause after 10 months

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Contact BidX1

Simon Bailey
simon.bailey@bidx1.com
 +44 (0)20 3929 8403