

# Lot 22

## 25 Wood Vale, Forest Hill, London SE23 3DS

**GUIDE PRICE: £25,000**



### FREEHOLD GROUND RENT INVESTMENT

This freehold ground rent investment house is secured upon a four storey semi-detached period house which has been converted into four flats. The units have all been sold off on individual leases, producing an annual income of £390pa. We understand that section 5 notices have been served and that the tenants have not exercised their right to purchase. Wood Vale connects A2216 Lordship Lane to B238 Forrest Hill road. The property is situated in a popular and established residential location being within ½ mile of Dulwich Park and Forest Hill mainline station.

#### LEASE DETAILS

Flat A: 125 years from 25/12/2009 at a ground rent of £100 pa

Flat B: 99 years from 25/12/1985 at a ground rent of £95 pa

Flat C: 167 years from 28/11/1997 at a ground rent of £100 pa

Flat D: 99 years from 14/3/1985 at a ground rent of £95 pa

#### LOCAL AUTHORITY

London Borough of Lewisham 020 8314 6000

#### VENDOR'S SOLICITORS

Selwyn & Co  
287 Langham Road  
London N15 3NP  
020 8881 2272

#### VIEWING TIMES

External Viewing Only. Please be courteous to neighbours and occupiers.

#### JOINT AUCTIONEERS

Drivers & Norris  
020 7607 5001

**drivers&norris**

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN