

# Lot 2

2 Crescent Road,  
London SE18 7BN

**GUIDE PRICE: £5000 PLUS**



**FREEHOLD GROUND RENT INVESTMENT  
OPPORTUNITY**

This centre-terraced property has been converted into a pair of flats, both of which have been sold off on 99 year leases from 25th December 2001 and both are producing annual ground rent income of £150 pa (£300 in total). The property is located within walking distance of Woolwich Arsenal Mainline Station and we are disposing of the freehold interest. We understand that Section 5 notices have been served and the tenants have not exercised their right to purchase under the relevant legislation.

### **RENT SCHEDULE**

Flat A: 99 year lease from 25th December 2001 at a ground rent of £150 pa, rising every 33 years

Flat B: 99 year lease from 25th December 2001 at ground rent of £150 pa rising every 33 years

### **TENURE**

Freehold

### **LOCAL AUTHORITY**

Greenwich Council 020 8854 8888

### **VENDORS SOLICITORS**

Suzanne Cheung

Dodd Lewis Solicitors, 18 Tranquil Vale, Blackheath,  
London SE3 0AZ  
020 8852 1255

### **VIEWING TIMES**

External viewing only

**STARTING BID**

**FINAL BID**

**NOTES**

**SOLD**  **UNSOLD**  **SOLD PRIOR**  **WITHDRAWN**