

- Two bedroom eighth floor apartment overlooking Kingston upon Thames
- Leasehold 999 years from 25 March 1967
- Garage in block, lease 99 years from 25 March 1967
- Tenanted £1,700.00 PCM (8.2% - £20,400.00 pa)
- Permanent on site caretaker, two lifts, communal gardens and lobby
- Kingston upon Thames, Greater London, 0.4 miles to Kingston Hospital, 2.1 miles to Richmond Park, 2.1 miles to New Malden Rail Station
- An extent of 796 sqft with a balcony
- To be sold by Auction on Friday 29 November 2024 via a two hour online bidding window



Video Tour

Auction guide £250,000

Lot 115 - Flat 85 Lakeside 82 Eaton Drive Kingston Upon Thames KT2 7RA

A tenanted two-bedroom leasehold apartment in Kingston upon Thames, London, with a garage. Ideal for investors. (Title numbers: TGL74770, SGL58844)

FOR SALE BY AUCTION: To be sold by public auction on the owner's instruction. A tenanted two-bedroom apartment in Kingston upon Thames, London, with a balcony, a garage in a block and an on-site caretaker with a gross annual yield of 8.2% (£20,400 pa). The building has two lifts and an attractive lobby area. Ideal for investors. To be sold via online bidding on Friday, 29 November 2024.

Auctioneer's comments: 'A unique apartment in a great London location which is ideal for investors.'

Auction date

The property is to be sold by public auction on Friday, 29 November 2024 via a 2-hour online bidding window.

To view

The property can be viewed by booking onto one of the advertised managed block viewings. Once you have registered to bid by setting up your online bidding account, you will be emailed a Calendly link to do this. Each block viewing is strictly 30 minutes, and no ad hoc viewings will be available. In most cases, a video tour will be available.

Description

Two bedrooms, balcony, eighth floor, 796 sqft, garage in block

Location

Kingston upon Thames, Greater London, 0.4 miles to Kingston Hospital, 2.1 miles to Richmond Park, 2.1 miles to New Malden Rail Station

Accommodation

Eighth floor: two bedrooms, living room, kitchen, WC, shower room

Outside

Garage in a block, communal grounds, communal access lobby, two lifts

EPC rating

E

Tenure

Leasehold

Apartment TGL74770 999 years from 25 March 1967

Garage SGL58844 99 years from 25 March 1967

Local authority and council tax band

Royal Borough of Kingston upon Thames

Council tax band: D

Pre-auction bids

To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions will be acceptable. Should your pre-auction bid be accepted, you will need to immediately pay the balance of the 10% deposit (min. £5,000) and all auction fees listed. The Auctioneer reserves the right to refuse any bid.

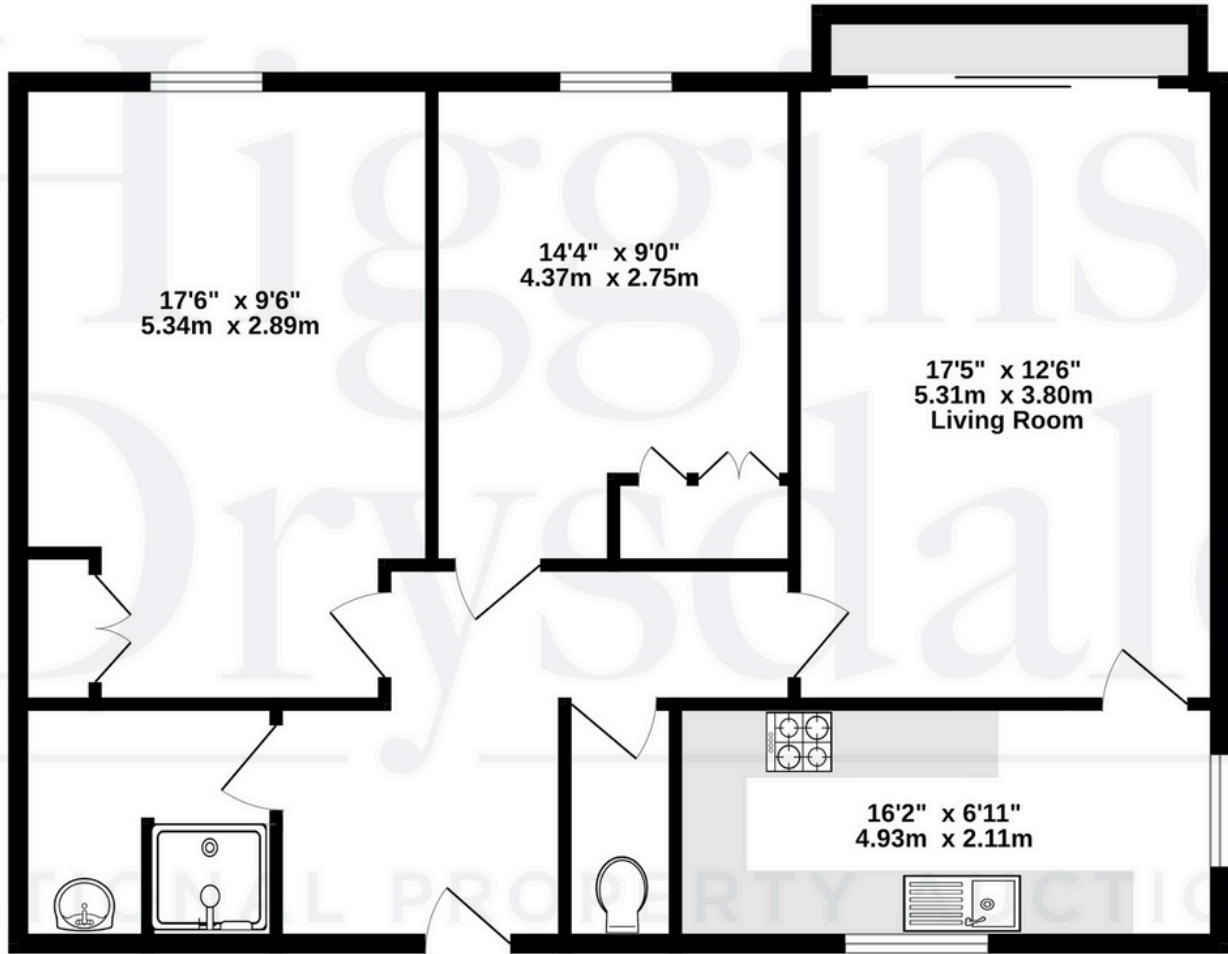
Auction fees

In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 1.5% plus VAT (min. fee of £2,100.00 plus VAT) of the purchase price and auction buying fee of £1,900.00 plus VAT. Please be aware that additional fees may be payable on completion, including disbursements in the legal pack. Check the legal pack for each lot you are interested in before bidding.





EIGHTH FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

BOOK TO VIEW