

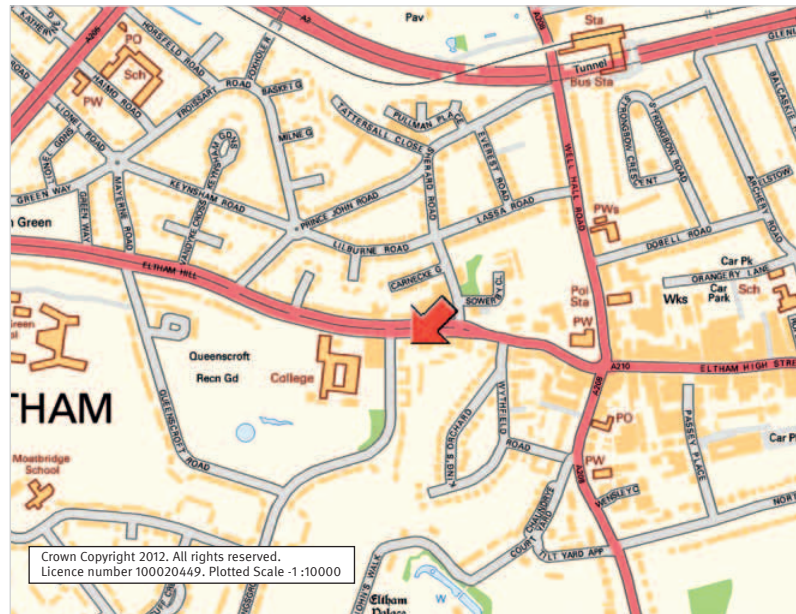
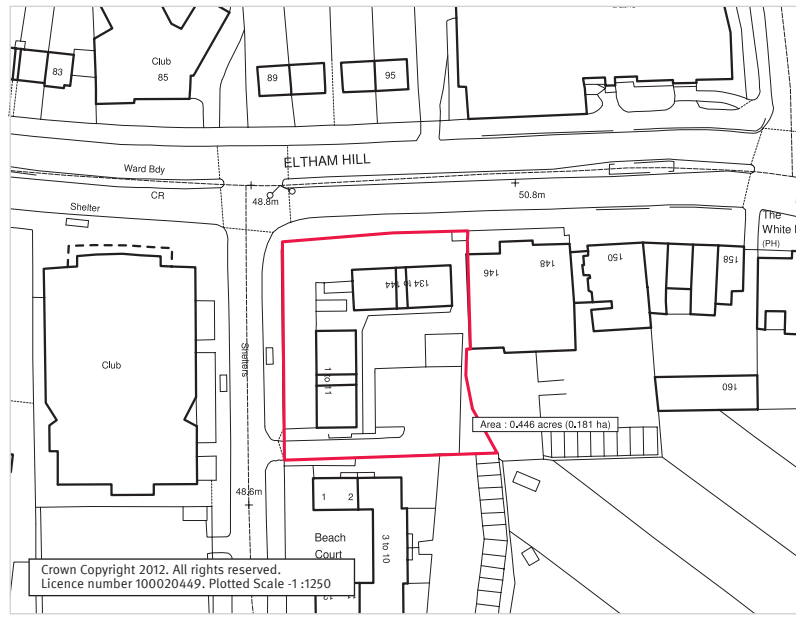


1-11 KINGSGROUND AND 134-144 ELTHAM HILL, ELTHAM, SE9 5ED

Knight Frank

Investment/development opportunity

- ◆ Freehold disposal with vacant possession
- ◆ 12 x 2 bedroom residential flats
- ◆ Total Net Sales Area of flats 8,400 sq ft (780.0 sq m)
- ◆ Total Gross Internal Area of building 9,647 sq ft (896.2 sq m)
- ◆ Site area approximately 0.45 acres (0.18 ha)



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Location

The property is located in Eltham in the London Borough of Greenwich on the east corner of Eltham Hill and Kingsground. Eltham Railway Station is circa 300m to the north east with regular services into London Cannon Street in circa 20 minutes, London Victoria and London Charing Cross both in circa 30 minutes. The A210 and A2 are nearby giving access to Central London and Kent.

Description

The property comprises two 1950's buildings overlooking a central open space. The two buildings each comprise 6 x 2 bedroom flats (12 flats in total) arranged over ground, first and second floors. Some of the flats would benefit from refurbishment. Parking is available to the rear of the site.

Legal Title & Tenure

The property is held freehold and offered with vacant possession. The property is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars. All pertinent legal information is available on the dedicated website.

Planning

We understand that the current lawful planning use of the building is considered to be residential.

Areas

The site extends to 0.45 acres (0.18 ha) and the building extends to 9,647 sq ft (896.2 sq m) GIA.

Schedule of Areas

Building	Unit	Floor	Beds	Net Sales Area (sq m)	Net Sales Area (sq ft)	Gross Internal Area (sq m)	Gross Internal Area (sq ft)
Kingsground	1	G	2	65	700	148.3	1,596
	3	G	2	65	700		
	5	1st	2	65	700	149.9	1,614
	7	1st	2	65	700		
	9	2nd	2	65	700	149.9	1,614
	11	2nd	2	65	700		
Subtotal				390	4200	448.1	4,823
Eltham Hill	134	G	2	65	700	148.3	1,596
	136	G	2	65	700		
	138	1st	2	65	700	149.9	1,614
	140	1st	2	65	700		
	142	2nd	2	65	700	149.9	1,614
	144	2nd	2	65	700		
Subtotal				390	4200	448.1	4,823
Total				780	8400	896.2	9,647

Floor Plans

Floor plans can be downloaded from the dedicated website.

Council Tax

London Borough of Greenwich: the flats are in Band C.

Fixtures and Fittings

Excluding tenant's fixtures and fittings any items of furniture or other items left in the properties will become the responsibility of the purchaser on completion.

Services

It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for the property.

EPCs

EPCs are available on the dedicated website.

Inspection

The property may be inspected by prior appointment through the Vendor's sole selling agents, Knight Frank LLP. Prospective

purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

Method of Sale

The freehold interest is offered for sale by informal tender with bids due by 12 noon on Friday 8 February 2013.

Interested purchasers will be required to complete a bid form, which can be found on the dedicated website. Please refer to the dedicated website for information on the method of sale and bidding procedure. It is essential that the tender procedure is strictly followed, to ensure that your bid is compliant.

Forward Sale Clawback

The sale will include in the transfer of title a forward sale clawback awarding 50% of any uplift to be paid to the vendor if the site as a whole or in parts (but not any individual units) is sold within 5 years without planning permission.

Development Clawback

The sale contract will also include a development clawback awarding 50% of any uplift in site value over and above the existing use value to be paid to the vendor in the event that planning permission is obtained to develop the whole or any unbuilt part of the site.

Tender Procedure

Bids must be received at these offices by 12 noon on Friday 8 February 2013. The bids will be sent unopened to the MPS immediately after this time. Late bids will not be accepted. Bids should be delivered by post (preferably registered) or hand delivered to the vendor's selling agent: Knight Frank LLP, 55 Baker Street, London W1U 8AN Marked for the attention of Tom Scaife.

i. Wording on the envelope

All bids should be sealed and marked "Met Police Tender – Kingsground" in the top left hand corner of the envelope but there should be absolutely no markings which could identify the bidder.

ii. Opening Procedure

All bids received will be sent unopened to the Metropolitan Police Service's Procurement Department for opening and logging. If the bids are not received in the correct format, or by the deadline, they may be invalidated as being non-compliant. Please note faxed or emailed bids will not be accepted, even if these are received before the deadline.

iii. Purchaser Notice

The vendor, in its absolute discretion, does not undertake to accept the highest nor any offer received.

Further Information

Please visit our website:

www.inst.knightfrank.com/view/kingsground Password: **eltham VAT**

The property is not elected for VAT.

Guide Price

Offers are invited for the freehold interest, with bidders encouraged to consider sales overage. Please see bid form for more details.

Contact

For further information or viewings:

Tom Scaife (tom.scaife@knightfrank.com) 020 7861 5429

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated: December 2012. Photographs dated: September 2012.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Energy Performance Certificate

Flat 1 Kingsground Eltham Hill LONDON SE9 5ED

Dwelling type: Ground-floor flat
Date of assessment: 11 October 2012
Date of certificate: 12 October 2012


Reference number: 8892-5390-8229-7297-2023
Type of assessment: RdSAP, existing dwelling
Total floor area: 66 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

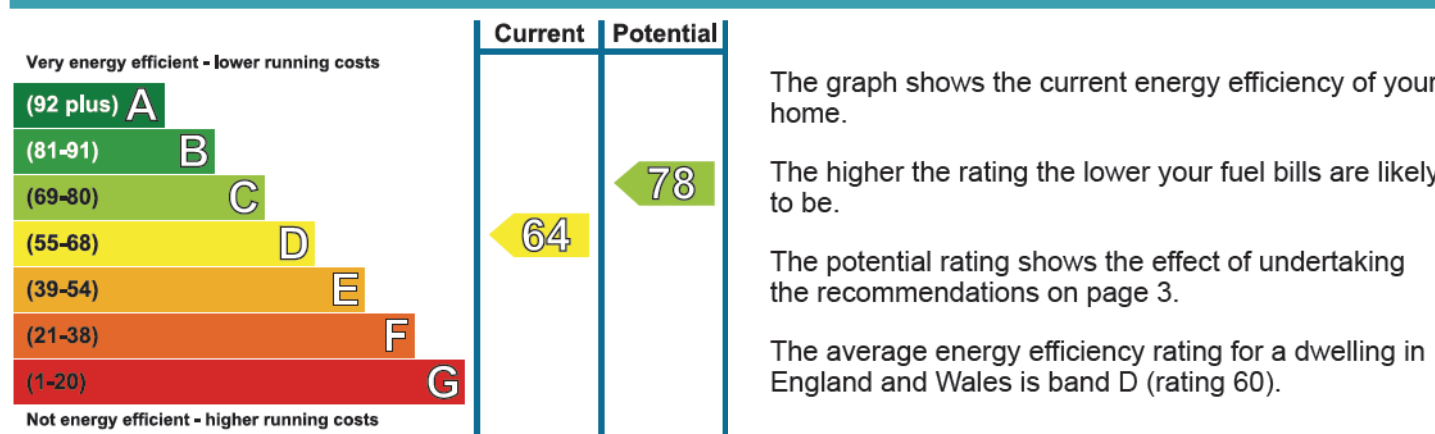
Estimated energy costs of dwelling for 3 years:	£1,935
Over 3 years you could save	£720

Estimated energy costs of this home



	Current costs	Potential costs	Potential future savings
Lighting	£120 over 3 years	£120 over 3 years	
Heating	£1,566 over 3 years	£843 over 3 years	
Hot Water	£249 over 3 years	£252 over 3 years	
Totals	£1,935	£1,215	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£513	
2 Floor insulation	£800 - £1,200	£204	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.