

Addendum



Auction: 06 October 2022

The Knight Frank Auction will be broadcast live online with telephone and internet bidding.

Addendum as of 06 October 2022

Lot	Address	Amendment
1	38 Henrys Avenue, Woodford Green IG8 9RA	Completion Date 17.11.2022 (6 weeks)
2	53 Longford Close, Hampton Hill, Hampton TW12 1AD	Completion Date 17.11.2022 (6 weeks)
3	14 Elmbank Avenue, Barnet EN5 3DS	Completion Date 17.11.2022 (6 weeks)
4	Flat L, 1 Eaton Square, London SW1W 9DA	Buyers are to note Section 20 works are proposed in next 2 years (partial lift renovation works) and increase in service charge is anticipated.
5	The Horseblock, The Green, Staverton, Daventry, Northamptonshire NN11 6JB	Postponed
6	Land at Station Road, Hungerford, Hungerford, Berkshire RG17 0DD	Postponed
7	427 Chelsea Cloisters, Sloane Avenue, London, Greater London SW3 3EG	The Lease is awaited as is not currently available from Land Registry and will be provided by the seller's solicitor on receipt. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding
8	Flat 26, 6 Porchester Terrace, Paddington, London W2 3TL	Postponed

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

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Lot	Address	Amendment
9	Flat 2, Teseo House, 124 Granville Road, London, Greater London NW2 2LD	Postponed
10	Flat 24, Thurleigh Court, Nightingale Lane, London SW12 8AP	We have not been able to clarify the service charge figure in our marketing and lease confirms ground rent will increase to £75 from 2033. Buyers are to rely on their own investigations in this respect.
11	The Elan Hotel, West Street, Rhayader, Powys LD6 5AF	Postponed
12	66 Tranquil Vale, London SE3 0BN	Sold Prior

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