

Addendum



Auction: 15 December 2022

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

Addendum as of 15 December 2022

Lot	Address	Amendment
1	Plum Tree Cottage, Hannington, Tadley, Hampshire RG26 5UA	Guide Price: £350,000+
2	5 Millshott Close, London, Greater London SW6 6PG	The Guide Price has been reduced to £700,000+ Completion Date 26.01.2023
3	28 Wyndham Street, London W1H 1DD	Completion Date 14.02.2023
4	Flat 4, 2A York Way, London, Greater London N1 9AA	Sold Prior
5	Flat 7, Buckingham Court, 48 Kensington Park Road, London, Greater London W11 3BP	
6	Unit 2, Tramways House, 377 Camden Road, London N7 0SH	
7	408, Edgware Road, London W2 1ED	Sold Prior
8	Tower House, 24 Gloucester Road, Almondsbury, Bristol, South Gloucestershire BS32 4HA	Completion Date 15.03.2023 Please note special condition 10 and estimate within the legal pack. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

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9	Threadneedle House, Alcester Street, Redditch, Worcestershire B98 8BA	Withdrawn
10	Flat 14, 6-8 Hans Crescent, London, Greater London SW1X 0LJ	Bidders attention is drawn to a discrepancy in the lease with regards to the vaults and are deemed to have read and understood document 'Addendum' contained within the legal pack. The legal pack does not confirm the current service charge and ground rent payments and buyers are to rely on their own investigations in this respect. Lease term held for a term of 65 years from 29/9/1976 (thus having approx. 18 years unexpired). EPC Rating: C Completion Date 14.02.2023
11	Flat L, 1 Eaton Square, London, Greater London SW1W 9DA	Completion Date will be in accordance with special condition 7. Buyers are to note Section 20 works are proposed in next 2 years (partial lift renovation works) and increase in service charge is anticipated.
12	Flat 3, 5 Canal Reach, London, Greater London N1C 4BB	Postponed. Expressions of interest are still invited.
13	Flat 2, 188 High Street, London, Greater London SE20 7QB	Completion Date 14.02.2023 or earlier by mutual agreement of the parties
14	Flat 2, Tesseo House, 124 Granville Road, London, Greater London NW2 2LD	Completion Date 26.01.2023 To clarify, the LPE1 confirms service charge of £4,577.04 pa to 24/3/2023 and ground rent is a peppercorn. The term of the lease remaining is 994 years
15	Land to the South of Tudor Cottage, 4 Park Lane, Cherhill, Calne, Wiltshire SN11 8XN	
16	The Horseblock, The Green, Staverton, Daventry, Northamptonshire NN11 6JB	

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17	Ivy House, 60 Main Street, Shenstone, Lichfield, Staffordshire WS14 0NF	Postponed
18	Flat 26, 6 Porchester Terrace, Paddington, London W2 3TL	
19	427 Chelsea Cloisters, Sloane Avenue, London, Greater London SW3 3EG	Withdrawn
20	Land Lying on the East Side of Marsh Common Road, Pilning, Bristol, South Gloucestershire BS35 4JU	
21	5A Macfarlane Road, London, Greater London W12 7JY	
22	76 and 76a Deodar Road, London SW15 2NJ	Completion Date 14.02.2023

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