



ADDENDUM

Auction: 26th May 2021 The auction will be conducted by our auctioneer, Andrew Parker, behind closed doors and broadcast live online with remote bidding only. Please click here to submit a bid, www.sdlauctions.co.uk/remote-telephone-proxy-bidding

Addendum as of 26th May 2021

THE FOLLOWING ALTERATIONS AND ADDITIONS TO THE PARTICULARS OF SALE AND THE GENERAL AND SPECIAL CONDITIONS OF SALE By AUCTION ON THE ABOVE DATE ARE DEEMED TO BE INCORPORATED HEREIN.

All Lots are offered subject to the above and will form part of the Contract. Bidders will be deemed to have read, understood and taken independent advice on the Legal Documentation which may contain clauses relating to extra fees and costs payable by the buyer in addition to the sale price. Bidders will be deemed to have satisfied themselves as to the areas quoted and the boundaries as these may vary from the plans produced in the catalogue, which are solely for location purposes and are specifically excluded from the Contract. All sizes and measurements provided are approximate and may have been scaled from OS and other plans.

Lot	Address	Amendment
1	Flat B (Top Floor), 23 Oakhurst Grove, London, SE22 9AH	We would refer all buyers to the legal pack and specifically to the Information Sheet which explains the position in relation to the lease extension and the management company. The Buyer will be responsible for all fees in this respect which are contained within the special conditions of sale. There is also reference to the subsidence claim.
2	321, Caledonian Road, London, N1 1DR	EPC Ratings: Top Floor Flat E & Mid Floor Flat C.
5	3 Ayot House, Ayot St. Lawrence, Welwyn, AL6 9BP	Postponed
6	Flat 806, 100 Kingsway, London, N12 0EQ	Lease term 125 years (less 3 days) from 1/7/2002 Buyers are referred to special condition 23.4 in relation to additional fees which will be payable on completion. Full details have been requested and these are awaited.
7	1, Catherine Wheel Yard, London, SW1A 1DR	Sold Prior
8	Flat 56, Waterhouse Apartments, 3 Saffron Central Square, Croydon, CR0 2FR	Lease is for a term of 999 years (less 20 days) from 1/1/2012.
9	Flat B, Erskine House, 59 Davies Street, London, W1K 5JT	Lease is for a term of 20 years from 25/3/2010 and will expire on 24/3/2030. Buyers are referred to special condition 3 in relation to the storage area.
10	146 The Water Gardens, London, W2 2DE	Guide Price: £675,000+