

**Welcome to Andrews & Robertson's last catalogue of 2009. This contains more than 110 keenly priced residential and commercial properties. We hope that this catalogue will appeal to investors, developers and to people wishing to buy a property for their own occupation.**

Our sale of the 28th October produced very good results where we have sold to date 76% of the properties offered.

There now seems to be continuing demand for all types of property particularly in London and the Home Counties. Most reports show that there is confidence returning to the market and we are now seeing rises in property prices generally.

Amongst the lots being offered on the 9th December are the following:

Lot 62. This is an office building situated just outside Rochester on the Medway City Estate. It was built about 10 years ago and has an area of approximately 18,700 square feet. It is being offered with full vacant possession and has a guide price of £800,000+ which equates to £42.50 per square foot capital value.

A development opportunity is Lot 2. This is 9 Ernshaw Place, Putney, SW15. A freehold two floor mews house in a sought after location comprising two bedrooms and two interconnecting garages. It is offered with full vacant possession and has a guide price of £675,000 +.

Another development opportunity is a freehold site at Winern Glebe, Byfleet, Surrey. It is a freehold site with planning consent to build 8 detached houses and 2 semi-detached houses. This site has a guide price of £1 million.

On behalf of The Peabody Trust, Lot 11 is a third floor purpose built one bedroom flat on the Peabody Estate, Fulham Palace Road, W6. It is offered with full vacant possession and has a guide price of £150,000 +.

Lots 28-36 are a portfolio of leasehold vacant flats being offered on behalf of Southwark Council.

Lots 55 – 58, Tooting High Street, SW17 - two shops, an advertising hoarding together with seven self-contained flats offered with part vacant possession.

This is just a sample of the properties included in our December catalogue and I am sure there is something to suit everyone.

Andrews & Robertson would like to take this opportunity to wish all our clients and friends a very happy Christmas and let us hope that 2010 will bring good health and happiness to every one of you.



**Robin Cripp**  
Chief Executive & Senior Auctioneer