

AT VERY MODERATE RESERVES WITH FREE CONVEYANCES.

WIMBLEDON,

Close to the beautiful Common and within a mile of the Station on the South-Western and District Railways.

PARTICULARS & CONDITIONS OF SALE

OF

THIRTY-FIVE VALUABLE FREEHOLD

Building Sites

WITH FRONTAGES TO THE

FINE WELL-MADE IMPORTANT THOROUGHFARES

known as BURGHLEY and MARRYAT ROADS, forming

A PORTION

OF THE

WIMBLEDON HOUSE ESTATE

The most beautifully situated Building Land available in the district, standing high, near to the Parish Church and picturesque Village, and

CLOSE TO THE COMMON & GOLF LINKS.

The Land has been divided into Plots to meet the requirements of every class of purchaser, and is particularly suitable for the Erection of

High-class Villa Residences

for which there is an

ENORMOUS DEMAND,

owing to the recent opening of the Electric Railway to the City and the increasing popularity of the neighbourhood.

FREE CONVEYANCES. TITHE FREE. LAND TAX REDEEMED.

HAMPTON & SONS

ARE INSTRUCTED TO OFFER THE ABOVE SITES FOR SALE BY AUCTION,

AT THE WIMBLEDON HILL HOTEL, WIMBLEDON,

On SATURDAY, 16th of FEBRUARY, 1901,

AT TWO O'CLOCK PRECISELY.

Full Particulars, with Conditions of Sale and Sectional Plans, may be obtained from the Vendor's Solicitors, Messrs. HORNE & BIRKETT, 4, Lincoln's Inn Fields, W.C.; of the Architects to the Estate, Messrs. HUBBARD & MOORE, 85, Gresham Street, E.C.; or of the Auctioneers, Messrs. HAMPTON & SONS,

1, Cockspur Street, Pall Mall, S.W.

And at their Branch Office on the Estate, **HIGH STREET, WIMBLEDON COMMON.**

Announcements of this and other Auctions appear weekly in the "Times" and "Standard" Newspapers.



PARTICULARS.

WIMBLEDON:

ITS ADVANTAGES AS A PLACE OF RESIDENCE.



The following is an extract from an article which recently appeared in the *Estates Gazette*—

North, South, East, West, go which way one will, it is hardly possible to find a suburb of the great metropolis more justly entitled to the high favour which Wimbledon enjoys as a residential district. Nor is there much room for speculation as to the reason of this, seeing the beauty of its situation and surroundings; its wealth of interesting associations, and, not least important, the ease and celerity with which it may be reached from town. Its elevated position, with vast tracts of open country and breezy down, and a genial, bracing air and gravelly soil combine to render the district the most healthy around London. Thus, endowed with all the advantages that go to make life pleasant, Wimbledon has grown apace in population during the last twenty years, and, to-day, houses in the neighbourhood are more eagerly sought after than in any other portion of the great metropolis.

The old part of Wimbledon on the high ground near the Common in particular is a delightful district, possessing all the best characteristics of a much-favoured aristocratic suburb.

SPECIAL POINTS for the consideration of those contemplating BUILDING at WIMBLEDON.

- I. Owing to the **recent completion** of the **Sub-Electric Railway to the City** and the **recommendation of so many eminent physicians**, the **demand** for good-class Residences is **immensely in excess of the supply**.
- II. Consequently **Property** at Wimbledon is constantly **increasing in value**.
- III. **Electric Light** has just been installed for street and private lighting.
- IV. **Main Drainage and Company's Water**.
- V. **It is beyond the London County Council** and the **London School Board Areas**.

Accessibility.

Situate **within a pleasant seven miles drive of Piccadilly**, Wimbledon possesses also the advantage of a station on the **main line** of the **London and South Western Railway**, with a frequent and rapid service of trains connecting at Waterloo with the **Waterloo and City Railway** to the Central City station opposite the Mansion House, the journey from **Wimbledon to the City** being accomplished **within half-an-hour**.

The new Electric Railway now constructing from Waterloo to the central points of the West-end (Charing Cross, Piccadilly and Oxford Circus, with connections to the Northern Railway termini) will shortly render access to the West-end as convenient as to the City.

There are also branches of the London, Brighton and South Coast and London, Chatham and Dover Railways, communicating with London Bridge, Ludgate Hill and the South-Eastern suburbs.

The District Railway forms an alternative route to the West-end, and has connections with the whole railway system of the Metropolis.

For Recreation and Amusement every facility exists.

The Wimbledon Common **Golf Links** is one of the finest inland courses in the United Kingdom, and is played over by the Royal Wimbledon, London Scottish and Wimbledon Ladies' Golf Clubs. There is also an eighteen-hole course in Wimbledon Park and a third at Raynes Park.

The Wimbledon **Polo Club** possesses a fine ground close to Wimbledon Park station, with Stabling for fifty ponies.

There are various **Lawn Tennis Clubs**, including the well-known All England Club, and Cricket, Hockey, Football and Lacrosse are also provided for.

Boating is easily obtainable, many of the favourite riverside resorts being within a few minutes by rail from Wimbledon, and the Wimbledon Park lake and other pieces of water afford excellent **Skating** in Winter.

For Schedule as to Building Values and number of Houses which may be erected on each lot, see page 7.

To deal with the lots in detail :-

We describe this as X

LOT 1.

A COMPACT PLOT having 50 feet frontage to Burghley Road by an average depth of about 155 feet.

R 57

The situation is high, within ten minutes of the Station and, ~~close to the Parish Church.~~ It faces almost due South, and also enjoys a fine view at the back over Wimbledon Park. *20 papers*

LOTS 2-8 (inclusive). *2, 3, 4*

SIMILAR LOTS varying slightly in depths, but none of a less average depth than 162 feet.

LOT 9.

is **A FINE PLOT**, possessing a frontage to Marryat Road of about 100 feet and a return frontage to Burghley Road of about 140 feet.

This plot offers an IDEAL SITE FOR A DOCTOR'S RESIDENCE, and is, of course, capable of carrying two houses if desired.

The prospect of the Wooded Meads of Wimbledon Park from this plot is particularly beautiful. *back to papers.*

Shaped LOT 10.

is **AN IRREGULAR PLOT**, 150 feet deep with a frontage of about 121 feet to Marryat Road, providing a capital Site for a Residence with Stabling or Two Residences. *15-2*

LOT 11.

Lot 11 is **A 60-FOOT PLOT**, standing high and having a frontage to Burghley Road ~~of about 60 feet~~ *and* a depth of about 163 feet, overlooking in rear the beautiful Grounds of the Mansion known as "East Hill House" (recently let on long lease). *X*

A House erected on this plot with its principal rooms on the side remote from the road would enjoy an open and particularly sunny outlook. - *Back to papers*

LOTS 12 & 13.

SIMILAR LOTS

*13, 14, 15 + 16
Finged
2 N - Simis
+ 2 small detached 11-*

open some fence

*35 ft. frontage for each detached
No
? 40 ft. left in dep.*

LOT 14.

A 50-FOOT PLOT with a slightly irregular boundary in rear.

Resembles

for 14? + 15 + 16

LOT 15.

A SIMILAR LOT.

LOT 16.

A 60-FOOT PLOT, nicely situate on rising ground, with an average depth of 148 feet.

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is

shaped

to paper

The fringe of fine Trees on the North-East of this plot forms the nucleus for the formation of a delightful Garden.

to paper

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SIMILAR LOTS

*13 14 15 + 16
Fused
2 N-Simis
+ 2 small detached Hs*

of them some fence

*35 ft. frontage for East Hill House
No
240 ft. left in dep.*

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A 50-FOOT PLOT with a slightly irregular boundary in rear.

LOT 15.

A SIMILAR LOT.

*Resembles
for 14? + 15 + 16*

LOT 16.

A 60-FOOT PLOT, nicely situate on rising ground, with an average depth of 148 feet.

For Education Wimbledon is equally well equipped.

The famous King's College School for Boys migrated some few years ago from the Strand to its present breezy situation on the Common.

The Jesuit College attached to the Church of the Sacred Heart is also well known, and there is a High School in Mansel Road and an Ursuline Convent School in the Downs for girls.

The Parish Church of St. Mary, situate almost on the Wimbledon House Estate itself, heads a list of places of worship which provide for almost every shade of religious opinion. This list includes numerous other churches, Presbyterian, Congregational, Wesleyan and Baptist chapels, and the Roman Catholic church of the Sacred Heart, one of the finest edifices in the district.

* * * * *

Wimbledon is well supplied with Water from the mains of the Southwark and Vauxhall and Lambeth Water Companies, and is lighted by electricity under the control of the local authority. Arrangements have been made to ensure an immediate supply to houses erected on the Estate, and the same provision has been made for the laying of electric and gas mains.

* * * * *

Main Drainage system under the control of the Urban District Council.

THE PROPERTY IS FREE FROM BOTH TITHE AND LAND TAX.

The Wimbledon House Estate

is situate on the borders of and almost at the same elevation as the glorious breezy Common, with its wide expanse of hill and dale, heath and wood, stretching to Richmond Park on the one hand, and to Putney Heath on the other, and rejoices for the most part in the deep gravel subsoil, which, with the bracing air, has gone far to establish the excellent reputation Wimbledon boasts as a health resort.

THE ESTATE

is beyond all dispute the most valuable property of its size which has ever come into the market in this neighbourhood, comprising in all about **98 Acres**, and having practically no portion outside the mile radius from the station.

The property has been developed with the greatest care with a view to preserving its natural beauties, more especially the rare magnificent trees, and it is also hoped that the picturesque lake in the midst of the property will be left for the perpetual adornment of the Estate.

The Sites at present offered possess frontages to the handsome thoroughfares named Marryat and Burghley Roads.

The former has been already stamped by the erection of two fine residences as one of the most select roads in the neighbourhood, a natural development seeing the high situation and other advantages appertaining to the plots thereon. Marryat Road forms the chief entrance to the Estate, and leads from the Common to Wimbledon Park.

BURGHLEY ROAD is also bound to become of great and constantly increasing value, forming, as it will when completed, a direct thoroughfare from the Common, at a point in Parkside near the Windmill and almost opposite the road from Roehampton to Wimbledon Station. The class of house on this road will no doubt be smaller than in Marryat Road, and if the future fortune of this road can be taken as indicated by the houses already erected, it is evident that the unlimited demand for moderate-sized detached houses in good situations is about to be provided for.

CONDITIONS OF SALE.

- FIRST.** The highest bidder is to be the purchaser; the vendors fixing a reserve price and reserving the right to bid up to such reserve price for each lot by themselves or their agent, and also the right to consolidate lots.
- SECOND.** No person is to advance less than the sum to be fixed by the auctioneer at each bidding, or retract a bidding; and if any dispute arise the lot in dispute is to be put up again at the last undisputed bidding, or the auctioneer may determine the dispute.
- THIRD.** Each purchaser is at the close of the sale to him to pay down a deposit of £10 per cent. on the amount of his purchase-money, and to sign an agreement in the form subjoined to these conditions for the completion of his purchase according to these conditions, and to pay the remainder of his purchase-money on the 25th day of March next, at the office of Messrs. HORNE & BIRKETT, 4, Lincoln's Inn Fields, in the County of London, the solicitors of the vendors, at which time and place the purchases are to be completed, and a purchaser paying the balance of his purchase-money as from that day, is to be let into possession, and up to that day all rates, taxes and outgoings are (if necessary) to be apportioned, and if from any cause whatsoever, other than wilful default on the part of the vendors, the completion of any purchase is delayed beyond the last-mentioned day, the balance of the purchase-money is to bear interest at the rate of £5 per cent. per annum from that day to the day of actual payment thereof.
- FOURTH.** Any purchaser who, within three days after the date of the sale, accepts the vendors' title in writing in the annexed form without requiring an abstract of title and without investigating the title in any way, shall be entitled to have a conveyance of his lot or lots prepared and completed by the vendors' solicitors free of all expense with the exception of stamp duty which shall include an acknowledgment properly limited for production of the title deeds in the vendors' possession, but the vendors shall not be bound to give a conveyance on such terms in any case in which they shall be put to any expense as to the title or otherwise beyond the expense of the preparation and completion of the conveyance. On the completion of his purchase by any purchaser who shall under this condition have accepted the vendors' title, the vendors will deliver to him for his future use a copy of the abstract of their title stated in the sixth condition.
- FIFTH.** Any purchaser may, at his own expense, investigate the vendors' title, and in such case each purchaser is within ten days after the delivery of his abstract to send to the said solicitors of the vendors a statement in writing of all the objections and requisitions (if any) to or on the title or evidence of title, or the abstract or the particulars or these conditions, and subject thereto the title is to be deemed accepted, and all objections and requisitions not included in any statement sent within the time aforesaid, are to be deemed waived, and an answer to any objection or requisition is to be replied to in writing within ten days after the delivery thereof, and if not so replied to is to be considered satisfactory, and time is to be deemed in all respects as of the essence of this condition. If any purchaser shall take any objection or make any requisition which the vendors are unable or unwilling to remove or comply with, and shall not withdraw the same within seven days after being required so to do, the vendors may, by notice in writing, delivered to such purchaser or his solicitor, and notwithstanding any intermediate negotiation, rescind the contract for sale, and the vendors are within one week after such notice to repay to the purchaser whose contract is so rescinded his deposit-money, which is to be accepted by him in satisfaction of all claims on any account whatsoever, and he is to return forthwith all abstracts and papers in his possession belonging to the vendors.
- SIXTH.** The title to the several lots shall commence as follows:—
- As to lots 1 to 7, 11 to 15 and 21 to 29 with the Will of Robert Graham, dated the 16th of December, 1873, who died in the year 1874.
- As to lots 17 to 19 and lots 32a and 32b, with a conveyance on sale to the late Sir H. W. Peek, Bart., dated the 11th of August, 1857.
- As to lots 8, 9, 16 and 20, as to part with the said Will of the said Robert Graham, as to the remaining part with the said conveyance of the 11th of August, 1857.
- As to lot 10, as to part with the said Will of the said R. Graham, as to another part with the said conveyance of the 11th of August, 1857, and as to the remaining small part with a conveyance on sale to the said Sir H. W. Peek, dated the 21st of November, 1883.
- As to lot 30 with a conveyance on sale, dated the 20th of November, 1874, to the trustees of the said Will of Robert Graham.
- As to lot 31, as to part with the said conveyance of the 20th of November, 1874, as to the remaining part with the Will of Robert Graham.
- As to lot 32c, as to part with the said conveyance of the 11th of August, 1857, as to the remaining part with the said conveyance of the 21st of November, 1883.
- SEVENTH.** Every purchaser of a lot, the title to which or part of which is to commence as above stipulated with the Will of the said Robert Graham, shall be furnished (if required) at his expense, with a statutory declaration that such lot or such part of such lot has for twelve years and upwards next preceding the day of sale been enjoyed in accordance with the title deduced under such Will, and upon this evidence it shall be assumed that the said testator was entitled in fee simple in possession, free from incumbrances, at the date of his Will and thenceforth to his death.
- EIGHTH.** As to lots 8, 9, 10, 16, 20, 31 and 32c, the vendors are not to be required to distinguish the parts of any of these lots held under different titles.
- NINTH.** Any purchaser of a lot the title to which or part of which is to commence as above stipulated with the said conveyance of August 11th, 1857, shall not make any requisition or objection whatsoever in respect of, or require production or delivery of, the office copy certificate of acknowledgment of the said conveyance of the 11th day of August, 1857, by Mary Marryat.
- TENTH.** The purchaser of any lot adjoining to the Dairy Walk shall not have any right or title to any portion of the said Walk, and proper provision for giving effect to this condition shall be made in the conveyance to such purchaser.
- ELEVENTH.** The land tax and title on the property have been redeemed. All property is sold subject to the stipulations and restrictions specified in the schedule to a deed of covenant dated the 24th day of August, 1899, and also as to lots 21 to 31 to the covenants referred to in a deed dated September 30th, 1889; abstracts of the said deeds may be inspected at any time previous to the auction, at the offices of the vendors' solicitors, or of the auctioneers, or at the vendors' office, 85, Gresham Street, London, E.C., or in the sale room at the time of sale, and the purchaser, whether he has inspected the same or not, shall be deemed to have full notice of all the covenants and provisions of such deeds. The purchaser may, upon application to the vendors' solicitors, have a copy of the said deed of the 24th day of August, 1899, on payment of two shillings for the same. The purchaser shall execute the said deed of covenant, which will be retained by the vendors, but it shall not be obligatory on the vendors to procure the concurrence of every purchaser from them in the said deed of covenant, nor shall the vendors be prevented from selling any part of the estate free from such restrictions and stipulations as aforesaid.
- TWELFTH.** Every conveyance shall be substantially in accordance with the form drawn up by the vendors, with such modifications as may be necessary for giving effect to these conditions affecting any particular lots; copies of such form can be inspected at the offices of the solicitors of the vendors, or in the sale room at the time of sale. Purchasers may have a copy of the said form on payment of one shilling.

SCHEDULE.

No. of Lot.	No. of Houses allowed on each Lot.	Minimum Value of Houses.	REMARKS.
1	One Detached	£800 Detached	
2	Ditto ditto	Ditto ditto	
3	One House	£600 per House	
4	Ditto ditto	Ditto ditto	
5	Ditto ditto	Ditto ditto	
6	Ditto ditto	Ditto ditto	
7	One Detached	£800 Detached	
8	Ditto ditto	Ditto ditto	
9	Two Houses	£800 per House	
10	One or Two Detached ...	£800 per House	
11	One Detached	£800 Detached	
12	Ditto ditto	Ditto ditto	
13	Ditto ditto	Ditto ditto	A Purchaser of all four Lots 13, 14, 15 and 16 will be given the option of erecting six Semi-detached Houses of a minimum value of £1,250 per pair.
14	One House	£600 per House	
15	Ditto ditto	Ditto ditto	
16	One Detached	£800 Detached	
17	One Detached	£1,500	The Purchaser of Lot 18 will be required to pay the Co. the sum of £35 for the fence already erected on the N.E. side of this Lot, in lieu of erecting same, and he will be relieved of the duty of maintaining same.
18	Ditto ditto	£1,500	
19	Two Detached	£1,200 per House	
20	Four Detached	£1,000 per House	
21	One Detached or Pair of Semi-detached...	£1,000 Detached £1,500 Semi-detached	
22	Ditto ditto	Ditto ditto	
23	Ditto ditto	Ditto ditto	
24	Ditto ditto	Ditto ditto	
25	Ditto ditto	Ditto ditto	
26	Ditto ditto	Ditto ditto	
27	Ditto ditto	Ditto ditto	Lots 27, 28, 29 and 30 are subject to restrictions against the erection of any building within 30 feet of Somerset Road, other than a wall or fence not more than 6 feet high. It is understood that a sewer of the District Council passes along the rear boundary of Lots 30 and 31.
28	Ditto ditto	Ditto ditto	
29	Ditto ditto	Ditto ditto	
30	One Detached	£1,000	
31	Ditto ditto	£1,000	Lot 31 is subject to restrictions against the erection of any building within 30 feet of Dairy Walk, other than a wall or fence not more than 6 feet high.
32abc	One Detached or a Pair of Semi-detached each on Plots A and B Two Detached or a Pair of Semi-detached on Plot C...	£750 Detached £1,250 Semi-detached	

NOTES.—The Purchaser of each Lot will be required to erect and maintain a suitable Close Fence not less than 6 feet high on each boundary of his Plot, as indicated by the T mark on Plan, wherever a suitable wall or fence does not already exist.

The dimensions given on Plan will override those stated in Particulars where any difference exists.

CONDITIONS OF SALE—continued.

THIRTEENTH. The purchaser of lots 11 to 20 inclusive, will be required to enter into a covenant with the vendors not to make, or permit to be made, a road through any of such lots, so as to give any access to any property not belonging to the vendors.

FOURTEENTH. No objection is to be made on account of any document executed before the 16th May, 1888, being unstamped or not sufficiently stamped, and any such document which a purchaser requires to be stamped, or further stamped, shall be procured to be so stamped by him and at his expense.

FIFTEENTH. No further or other evidence is to be required of the identity of the lot or lots described in the particulars with the property to which title is shewn by the abstract, besides such evidence (if any) as may be gathered from the descriptions in the documents abstracted, but any purchaser is to be furnished, at his own expense, if he so require, with a statutory declaration that the lot or lots have for twelve years and upwards next preceding the day of sale been held and enjoyed in accordance with the title shewn thereto.

SIXTEENTH. The several lots are to be taken as correctly described, and are sold subject to all easements (if any) affecting the same, and any incorrect statement, error, or omission found in the particulars or conditions is not to annul the sale nor entitle any purchaser to be discharged from his purchase, nor are the vendors or any purchaser to claim or be allowed any compensation in respect thereof.

SEVENTEENTH. The conveyance to each purchaser in such form as aforesaid is to be prepared by him and at his own expense and the engrossment thereof is to be delivered at the office of the vendors' solicitors before the 13th day of March next for execution by the vendors and other necessary parties, and the draft of such conveyance for perusal and approval on behalf of the vendors and other necessary parties is to be left at the said office at least seven days before delivery of the engrossment.

LASTLY. If any purchaser should neglect or fail to comply with any of the above conditions, his deposit-money is to be forfeited to the vendors, who may, with or without notice, resell the lot or lots in respect whereof default occurs, without previously tendering a conveyance to the defaulting purchaser, and any resale may be made by auction or private contract, at such time, subject to such conditions and in such manner generally as the vendors think proper; and if thereby the vendors should incur a loss by reason of diminution of price or expenses incurred, or both, after taking into account the deposit, the defaulter at this sale shall pay to the vendors the amount of such loss as liquidated damages, and on any resale by auction the lot or lots offered for sale may be bought in, and all expenses consequent on an unsuccessful attempt to resell are to be forthwith paid to the vendors by the defaulter at this sale.

Form of Declaration of Option for Free Conveyance.

I _____ am desirous of having a conveyance of Lot _____ purchased by me according to the fourth condition, without investigating the vendors' title, and I therefore hereby accept such title accordingly.

Signature _____
Address _____
Date _____

MEMORANDUM.

I (We) _____ of _____ hereby acknowledge that at the Sale by Auction this _____ day of _____, 1900, of the Property mentioned in the foregoing Particulars I (we) was (were) the highest bidder (s) and was (were) declared the Purchaser (s) of Lot _____, subject to the foregoing Conditions, at the price of _____, and that I (we) have paid the sum of _____ by way of deposit and in part payment of the purchase-money to Messrs. HAMPTON & SONS, as stakeholders, and I (we) hereby agree to pay the remainder of the said Purchase-money and complete the said Purchase according to the aforesaid Conditions.

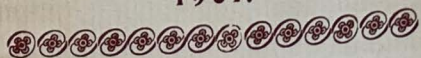
Purchase-money	£	:	:
Deposit	£	:	:
Balance	£	:	:

As Agents for the Vendors, THE WIMBLEDON HOUSE ESTATE CO. LTD., we confirm this Sale, and as Stakeholders acknowledge the receipt of the above stated deposit.

Abstract of Title to be sent to

AT VERY MODERATE RESERVES WITH FREE CONVEYANCES.

1901.



WIMBLEDON.



Building Sites

FOR HIGH-CLASS RESIDENCES,

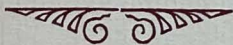
NEAR

Wimbledon Common,

On the High Ground within a mile of the Station,

FORMING A PORTION OF THE

Wimbledon House Estate.



Solicitors—

Messrs. HORNE & BIRKETT,
4, Lincoln's Inn Fields, W.C.

Architects—

Messrs. HUBBARD & MOORE,
85, Gresham Street, E.C.

Auctioneers—

Messrs. HAMPTON & SONS,
1, Cockspur Street, Pall Mall, S.W.,
and High Street, Wimbledon Common.

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