

2/c. Begin the Sale. x 18/10 Asst (Case)

x. x. I am here this afternoon to offer you 23 Houses
on the Wimbledon House Estate. x Certainly the most
select Residential Estate any where within 20 miles of
London x

x. x. To save time I propose to take the conditions of sale
as read. x ^{read full Conditions} ^{to define & refer to sell & then}
^{any all the usual} ^{the things at the site - the site}

Messrs Home & Birkett - Solicitors to the Vendor - have
fixed 1st Jan. for completion for Lots 1 to 8 - and
12 Dec. for Lots 9 to 23. x x x x x

^{We mean to sell every Lot here at a bargain price - my Reserves are about £1000 x}
x. x. The attractions of Wimbledon are so many & are so
very well known that I do not propose to take up
much of your time in description. x x x

x. x. In case ^{rather} my buyers today may not have fully
grasped all the points I should like to
remind you of the position. x x

x My Lots ~~are~~ either face the famous Common, or
are close by. x x

and ~~no~~ ^{no} matter what may happen -
no matter how London may spread - that
immense expanse of lovely Common Land can
never be altered or spoiled. x x

Without any expense the residents on this Estate have
hundreds of acres of pleasure grounds for

driving
riding
walking on
jolly
cheerful ^{close to their doors}
cheerful ^{close to their doors} x x x x

x. x. There is no other district any where near London
with anything approaching to these advantages.

To access there

etc.

are a large number of facilities:-

main line - S. & W. R.

Electric Railway to all parts of London

direct communication with the L. B. & S. C. R.

L. C. & D. R. &

with the S. E. R. by changing at London Bridge

X. X. X. there is everything that makes for comfort & health:-

Dry gravel Soil -

Company's Water

Main Drainage -

Electric light.

The finest of Golf.

Lawn Tennis - Polo.

first rate educational facilities

and Churches & Chapels of every denomination

(I think I have before mentioned that if you live at Wimbledon & wish to try a fresh religion every week for a year - we can supply 52 very handsome Churches & Chapels. X

The Houses I am about to sell are partly freehold & part Leasehold.

X With the Leasehold we give the option of acquiring the freehold at 25 years purchase of the ground Rents. X X X

all are free from Land Tax & Tithes. X. X. X. X. X.

X X Without taking up any more of your time I ask your attention for Lot 1. This we describe as

ord

a free

X It is

now

It has

Hall

14 to

build

It is

other

from

X the

and

is a

of

for

the

X. X. X.

May I

say

(house)

£ 2300

2350

2400

2450

2500

a freehold property - known as "The Study" Peck Crescent
Wimbledon Common. X

X It is a well designed Residence -
now used as a High class School for Girls

It has good accommodation
Hall 56 ft. long, by 26 ft. wide.

14 rooms, in addition to complete domestic offices & other
buildings.

It is let to excellent tenants who pay £140 per ann - and to
obtain the lease at that very low Rent - they paid a
premium of £1000. X.X.X.X.

X The tenants have the option of purchase until 1910 at
£2800. & also the cost of making up the road -
and until then you have an income of £140 a year,
safer than Consols - because it cannot vary - and there
is always the hope that the tenants will not exercise the
option of purchase, and that the new owner may get
possession & thus secure the full annual value,
which I could safely place at over £200 a year. X.X.

X.X.X How much may I say for Lot 1? | R £2650

May I start at £2700? X £2650? £2600?

Surely you will not wish to start at less than £2600!

(Answer) £2550? £2500? £2400?

(Mr Richards says £2300)

£2300 is the first very low bid for Lot 1.

(£50 bids)

2350.

2400

2450. against you again - Sir

2500.

Remember good tenants
who do all repairs - &
pay all rates & taxes -

over

H

(R £2650)

Tenants who have a beneficial interest in the lease.
having paid £1000 Premium.

£2550 (w.R.)

£2600. Another £50? £25. Thank you

£2625.
a very poor price - but I cannot dwell - having so

many £15 -
once at £2625. a 5 percent investment - even in the
present inadequate Rent.

twice at £2625 - a profit of £175 even if the tenant exercises
third & last time at £2625. system of purchase

a very disappointing result.

Lot 2

R £3500

No 10 Parkside Avenue.

a well built & artistically designed Residence x
In a first rate position, with beautiful views over Park & Lake.

We give you full details of the accommodation x

There is a good square sitting room Hall
a Billiard room. Conservatory. 7 Bedrooms. Bath room.

Hot & cold water thro out. Electric light & every modern
convenience

Let on lease to a good tenant at £200 a year x x x

How much for this freehold investment?

May I say 20 years purchase - £4000

£3800? £3600? £3500

Will any one start me at £3500? (pause)

£3400? £3200?

(Mr. Cole says £3000)

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