



SITUATION

Occupying a prominent position at the junctions with Belvedere Road and Auckland Road in this attractive residential area which lies some 6 miles south-east of Central London.

PROPERTY

An impressive detached building comprising **Residential Accommodation** planned on the ground, first and second floors together with a loft (restricted head height). The property benefits from a passenger lift (not tested) and large driveway.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

ACCOMMODATION (Floor Plans available on request)

Ground Floor

8 Rooms, Bathroom/WC, 3 WCs
2 Stores, Boiler Room
GIA Approx 2,470 sq ft*

First Floor

7 Rooms (1 with ensuite), 2 WCs
Shower/WC, Bathroom/WC
GIA Approx 1,790 sq ft *

Second Floor

5 Rooms (3 with ensuite), WC
2 Stores, Bathroom/WC
GIA Approx 1,790 sq ft*

Loft

2 Rooms (restricted head height)
– not inspected

Total GIA 6,050 sq ft* plus Loft

*Areas include common parts

Note: There is potential to extend and/or convert the property into either a single family dwelling or a number of self-contained flats, subject to obtaining the necessary consents – Refer to Planning Dept at London Borough of Croydon – Tel: 020 8726 6000.

Vacant Redevelopment Opportunity

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS

Pinsent Masons – Tel: 0121 623 8639
Ref: T. Eastwood Esq – Email: tom.eastwood@pinsentmasons.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts