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SITUATION

Located near to the junction with Selhurst Road and within close proximity to Norwood Junction Rail Station and South Norwood Recreation Ground and served by the varied shopping facilities in High Street and Portland Road. South Norwood lies approximately 10 miles south-east of central London.

PROPERTY

An impressive detached building (GIA Approx 4,150 sq ft) being the former residence of Sir Arthur Conan Doyle comprising **Residential Accommodation** planned on the ground, first and second floors together with **Basement Store**. The property includes an **approx. 235 ft long Rear Garden**, carriage driveway, Garage, UPVC double glazing and gas central heating (not tested).

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

ACCOMMODATION

(Floor Plans available upon request)

Ground Floor

5 Rooms (1 with ensuite Shower/WC), Dining Room leading to Kitchen, Laundry, Shower/WC, sep. WC, Garage

Basement

Store

First Floor

5 Rooms (3 with ensuite WC), Bathroom/WC

Second Floor

4 Rooms (each with ensuite WC), Bathroom/WC

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