



**SITUATION**

Located within an attractive mews development just a few hundred yards from Clapham South Underground Station (Northern Line), Clapham Common and the various retailing amenities on Balham Hill which include **Costa Coffee**, **Sainsbury's Local** and a **Marks & Spencer Food Hall**.

Balham lies approximately 4 miles south of central London benefitting from good road links via the A24.

**PROPERTY**

A **fully refurbished Self-Contained 1 Bed Flat** on the first floor. The property benefits from:

- Integrated Fridge/Freezer
- Integrated Washer/Dryer
- Hob/Oven with contemporary extractor unit
- Sash Windows
- Entryphone
- Independent Gas Central Heating
- Fitted Bedroom Cupboards
- **1 Underground Parking Space**

**VAT is NOT payable in respect of this Lot**

**Note: No. 37 Hillgate Place (1 bed flat) sold for £440,000 in June 2014.**

**Vacant 1 Bed Flat**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**ACCOMMODATION** (measurements to maximum points)

**First Floor Flat**

Bedroom	11'0" x 10'4"
Living Room/Kitchen	19'10" x 12'10"
Bathroom/WC	7'9" x 5'9"

**GIA Approx. 494 sq ft Plus 1 underground Parking Space**

**TENURE**

**Leasehold for a term of 999 years from 1990 at a peppercorn ground rent.**

**Offered with FULL VACANT POSSESSION**



Entrance to Hillgate Place

**VENDOR'S SOLICITORS**  
Bond Dickinson - Tel: 0191 279 9000  
Ref: Ms Emma Garfit - Email: emma.garfit@bonddickinson.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 £500 (including VAT) upon exchange of contracts