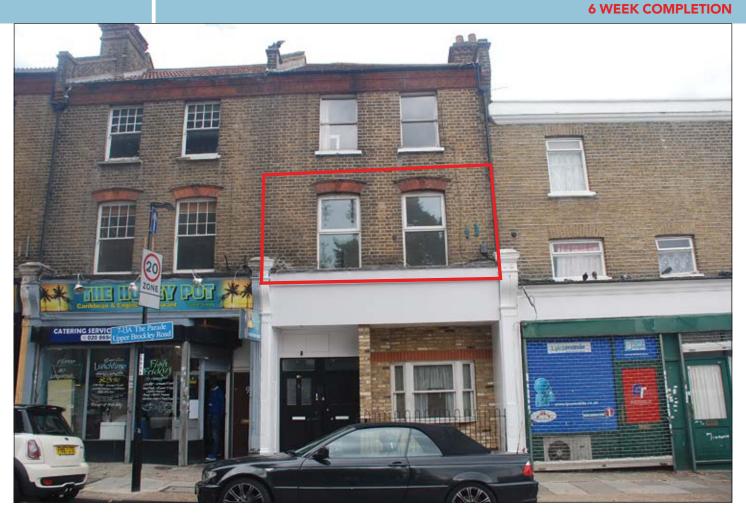
# 8a The Parade, Upper Brockley Road, Brockley, London SE4 1SX

# \*Reserve below £250,000



## **SITUATION**

Located close to the junction with Lewisham Way amongst a large variety of shopping facilities including **Tesco Express, Ladbrokes, Pizza Hut Delivery** and nearby **Goldsmiths University of London**, within ½ mile of Deptford Bridge Tube Station (DLR) and New Cross Station (Overground & South Eastern Lines).

The property lies approx. 4 miles south-east of the City of London and just over 2 miles south of Canary Wharf.

### **PROPERTY**

Comprising a **1 Bed Self-Contained Flat** located on the first floor of this period building with front access from Upper Brockley Road. **The flat has been newly refurbished** and benefits from uPVC double glazing, gas central heating and use of a **shared Roof Terrace**.

## **ACCOMMODATION**

# **First Floor Flat**

 Bedroom
 14'10" x 8'6"

 Living Room
 11'0" x 9'11"

 Kitchen
 9'10" x 7'3"

 Bathroom/WC
 5'7" x 5'2"

# **VAT** is **NOT** applicable to this Lot

### **TENURE**

Leasehold for a term of 125 years from 29th September 2016 at a ground rent of £350 p.a. rising by £100 every 25 years.

Offered with VACANT POSSESSION

# 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



#### **JOINT AUCTIONEERS**

Cannon Kallar, 186a Deptford High Street, Deptford, London SE8 3PR. Tel: 020 8692 0555. Ref: J. Cannon.

VENDOR'S SOLICITORS

Freemans Solicitors - Tel: 020 7935 3522 Ref: H. Freeman - Email: hf@freemanssolicitors.net