



SITUATION

Located in this popular residential area between Crown Dale (A214) and Beulah Hill (A215) which connects Streatham to Crystal Palace and being a short distance from Streatham Common and Norwood Park, approx. 1 mile south of West Norwood's shopping centre and Mainline railway station (Southern Line).

PROPERTY

Forming part of a terraced building comprising a **Ground Floor Self-Contained 2 Bed Flat** with its own front entrance plus a shared garden.

VAT is NOT applicable to this Lot

ACCOMMODATION (measurements to maximum points)

Ground Floor Flat

Bedroom 1	14'6"	×	11'10"
Bedroom 2	9'9"	×	7'7"
Living Room	12'9"	×	13'3"
Kitchen	12'11"	×	8'7"
Bathroom/WC	9'9"	×	4'5"

GIA Approx. 695 sq.ft.

Shared Rear Garden 39'6" deep.

TENURE

Leasehold for a term of 99 years from 7th November 1975 at a fixed ground rent of £25 p.a. PLUS SHARE OF FREEHOLD

Offered with VACANT POSSESSION

Vacant 2 Bed Flat

The Surveyors dealing with this property are **JONATHAN ROSS** and **ROY TAMARI**

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

VENDOR'S SOLICITORS

Fishman Brand Stone - Tel: 020 7935 2408
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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