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Situation

Occupying a prominent trading position in this popular and lively residential area with nearby multiples including **Winkworth, KFH, Foxtons, Dominos, Iceland, Café Nero, Cancer Research** as well as a variety of trendy cafés and restaurants. The open spaces of Crystal Palace Park and Westow Park are both within close proximity. Crystal Palace is located just north of Croydon and approximately 6 miles south-east of central London.

Property

A substantial mid terraced building planned on basement, ground and two upper floors arranged as follows:

- **Ground Floor Shop** with internal access to a **Basement/Lower Ground Floor** which benefits from having its own separate rear access.
- **First Floor Flat** (not self-contained) with communal access at the side.
- **Second Floor Self-Contained Flat** with shared side entrance.

A gated drive way at the front (subject to rights thereover by Nos. 33 & 35) leading to a **rear yard** with space for **parking and/or additional Development**, subject to obtaining the necessary consents.

VAT is NOT applicable to this Lot

Accommodation (Floor Plans available from Auctioneers)

Ground Floor (Gross Frontage 27'6")

Shop Frontage	18'0"
Internal Width	17'9"
Shop Depth	35'4"
Built Depth	42'3"
WC	
Area	Approx. 593 sq ft

Basement/Lower Ground Floor (previously used as a flat)

Rear – 1 Room, Kitchenette, Shower/WC	Approx. 315 sq ft
Front – 1 Room plus 2 vaults	Approx. 425 sq ft

First Floor Flat (not Self-Contained)

4 Rooms, Kitchen, Bathroom, WC	
Area	Approx. 865 sq ft

Second Floor Flat (Self-Contained)

4 Rooms, Kitchen, Bathroom, WC	
Area	Approx. 911 sq ft

Total Area (GIA)

Approx. 3,109 sq ft
Approx. 3,329 sq ft

Freehold offered with Vacant Possession

Vacant Building

The Surveyors dealing with this property are
John Barnett and **Joshua Platt**



Joint Auctioneers
HNF Property, Raworth House,
36 Sydenham Road, Croydon CR0 2EF
Tel: 020 8766 0123 Ref: P. Friend

Vendor's Solicitors
Debenhams Ottoway
Tel: 01727 837 161 Ref: S. Tucker
Email: st@debenhamsottoway.co.uk

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page