



SITUATION

Located close to the junction with Fernthorpe Road in this well positioned residential street.

A range of shops is available close by on both Earley Road and Mitcham Lane, with the further and more extensive facilities of Streatham High Road (A23) being accessible a short distance to the north-east.

Southern and Thameslink rail services run from nearby Streatham Common Station (less than ½ mile distant) and the A23 provides access to Central London and the A205 (South Circular Road) to the north and the M25 Motorway to the south. Several bus routes also serve the area.

The open spaces of Streatham Common and Tooting Bec Common are to the east and north respectively.

PROPERTY

Forming part of a mid terraced Period building comprising a **Ground Floor 2 Bed Garden Flat with private rear Garden.**

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from 15th December 2002 (thus having approx. 106½ years unexpired) at a ground rent of £300 p.a.

Offered with Vacant Possession



ACCOMMODATION

Ground Floor Garden Flat (measurements to maximum points)

Living Room	12'11" x 10'9"
Bedroom 1	10'11" x 10'8"
Bedroom 2	8'0" x 6'2"
Dining Room	11'7" x 8'9"
Kitchen	8'6" x 5'4"
Bathroom/WC	

GIA Approx. 576 sq ft plus Private Rear Garden

Note: Virtual Tour available from the Auctioneers.

Vacant 2 Bed Flat

The Surveyors dealing with this property are
Steven Grossman and Elliott Greene

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitor

Attwells

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