



SITUATION

Located close to the junction with Thirsk Road being just a short walk from the High Street (B266) whereby a host of both multiple and local shopping facilities can be found. Selhurst Park (Crystal Palace Football Stadium – [see Note 1](#)) is approx. ¼ mile distant located further down Whitehorse Lane and Thornton Heath Railway Station is within easy reach.

Thornton Heath lies approx. 10 miles south-east of central London.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'6"
Internal Width	15'0"
Shop Depth	26'0"
WC	

Rear Ground & First Floor Flat

Rear Ground:

Rear Room	10'9" × 9'4"
Kitchen	5'4" × 7'2"

First Floor:

Front Room with Galley Kitchen	10'10" × 15'0"
Middle Room	9'1" × 12'0"
Rear Room	10'0" × 8'7"
Bathroom/WC	7'4" × 5'10"

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal and separate rear access to a **2 Bed Flat** at rear ground and first floor levels.

The property includes a front forecourt (9'0" Deep), a rear yard and a shared rear alleyway providing access to the flat.

The property has recently been fully refurbished – [See Note 2](#).

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: Selhurst Park is set to undergo significant development which will see the Stadium's capacity increase from 26,000 to 34,000. This development will see changes made to the Holmesdale Road Stand as well as the Whitehorse Lane Stand. As well as increasing the already immense footfall the area experiences on a match-day, this development should improve the area considerably.

Note 2: The property has recently undergone full refurbishment with expenditure of £77,414, including new double glazing, rewiring and new flooring throughout. There is a new kitchen and bathroom in the flat and carpeting to staircase and some rooms.

Note 3: Nos. 23, 25 & 27/29 Whitehorse Lane are also being offered for sale in this auction – see Lots 8, 9 & 10.

Note 4: Refer to Auctioneers for the Video Tour of the property.

Vacant Shop & Flat

The Surveyors dealing with this property are
John Barnett and **Nathan Schindler**

Joint Auctioneers

HNF Property
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Vendor's Solicitors

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

Part of Flat

