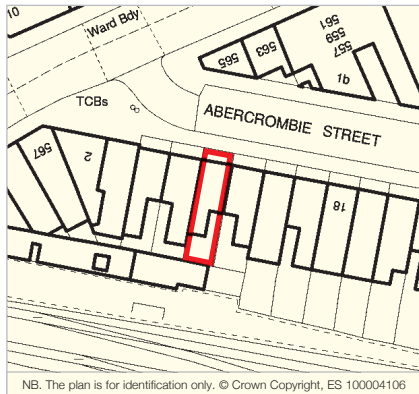


London SW11

10 Abercrombie Street, Battersea SW11 2JD

- A Freehold Mid Terrace House
 - Large Rear Garden
 - Subject to an Assured Shorthold Tenancy
 - Planning Permission for Rear Mansard Roof Extension and Single Storey Rear/Side Extension
 - Current Rent Reserved
- £31,800 per annum (equivalent)**



To View

The property will be open for viewing every Wednesday (excluding Wednesday 13th December) and Saturday before the Auction between 2.00 – 2.30 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

SBP Law (Ref: M Segen).
Tel: 0207 332 2222.
Email: michael@sbplaw.co.uk

INVESTMENT – Freehold House with Planning Permission



Tenure

Freehold.

Location

The property is situated on the south side of Abercrombie Street, opposite its junction with Battersea Park Road. The local amenities of Falcon Road and Battersea Park Road are readily accessible to the north and east respectively, with the further facilities of Chelsea also being within easy reach to the north. Clapham Junction Overground Station is to the south and provides regular routes to both London Waterloo and Victoria. The open green spaces of Battersea Park are a short walk to the north-east.

Description

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. Externally, there is a garden to the rear and a forecourt to the front.

Existing Accommodation

Ground Floor – Two Reception Rooms, Kitchen

First Floor – Three Bedrooms, Bathroom with WC

Planning

Local Planning Authority: London Borough of Wandsworth.
Tel: 0208 871 6000.

The property is to be offered with planning permission (Ref: 2015/0380) dated 23rd March 2015 for the 'erection of rear mansard roof extension to main roof and above two storey back addition. Erection of single storey rear/side extension and external alterations'.

Upon completion of the approved works the property would provide the following accommodation.

Ground Floor – Double Reception Room, Kitchen/Dining Room with bi-fold doors opening onto the rear garden, Cloaks/WC

First Floor – Three Bedrooms, Bathroom/WC

Second Floor – Bedroom, Bathroom with Shower, WC and wash basin

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 1st November 2015 (holding over) at a current rent of £2,650 per calendar month.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.