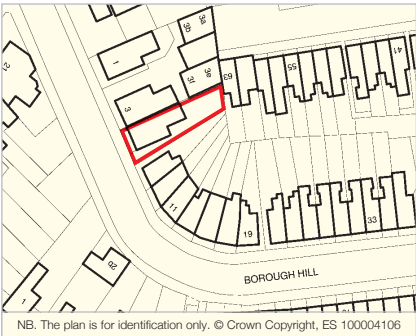


Croydon
5 Borough Hill,
Surrey
CR0 4LP

- **A Freehold Semi-Detached Building**
- Internally arranged to provide Two Self-Contained Flats
- Each Flat subject to an Assured Shorthold Tenancy
- Garden to the Rear
- Total Current Rent Reserved **£23,280 per annum (equivalent)**

FIRST TIME ON THE MARKET FOR MORE THAN 35 YEARS



To View
The property will be open for viewing on Thursday 7th September between 9.30 – 10.00 a.m. This will be the only viewing of the property before the auction and there is no need to register. (Ref: UD).

Seller's Solicitor
Messrs Dollman & Pritchard (Ref: Mr Anthony Dzimitrowicz).
Tel: 01883 347823.
Email: td@dollman.co.uk

INVESTMENT – Freehold Building



Tenure
Freehold.

Location
The property is situated on the east side of Borough Hill, to the south of its junction with Epsom Road. Local shops are available close by with the further facilities of Croydon town centre also being easily accessible. Waddon Rail Station is close by and provides direct services to both London Victoria and Sutton Stations, with journey times of approximately 40 minutes and 10 minutes respectively. In addition, further rail and London Overground services run from West Croydon Station to the north-east. The open spaces of Wandle Park are also readily accessible. There is a bus route along Epsom Road and the nearby A23 provides access to both the M23 and M25 Motorways.

Description
The property comprises a semi-detached building arranged over ground and first floors beneath a pitched roof. Internally, the property is arranged to provide two self-contained flats. Externally, there is a garden to the rear and an area of off-street parking to the side.

Accommodation and Tenancies
The property was not internally inspected by Allsop. The information set out in the schedule of Accommodation and Tenancies below was provided by the Vendor.

Property	Accommodation	Terms of Tenancy	Furnished/Unfurnished	Current Rent £ p.a.
Flat 1	Reception Room, Two Bedrooms, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy for a term commencing 30th August 2013 (holding over)	Furnished	£11,520 p.a.
Flat 2	Reception Room, Two Bedrooms, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy for a term commencing 12th January 2013 (holding over)	Unfurnished	£11,760 p.a.

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.allsop.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.