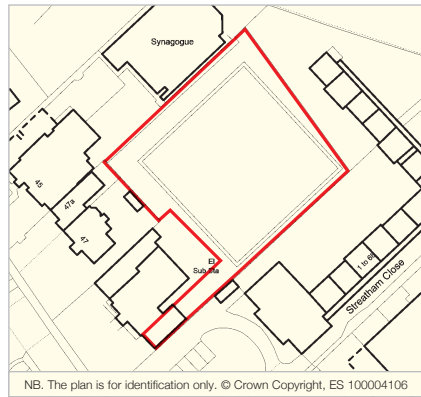


London SW16
49B Leigham Court
Road and Land to the
rear,
Streatham Hill
SW16 2NF

- **A Freehold End of Terrace House**
- Internally arranged to provide Three Bedroom Accommodation
- Garden to the Rear and Off-Street Parking
- Site extending to Approximately 0.251 Hectares (0.621 Acres)
- Site to the Rear may afford possible potential for Development subject to obtaining all necessary consents

Vacant Possession



Seller's Solicitor

Messrs Corelaw LLP (Ref: MA).
 Tel: 01892 511102.
 Email: martin.athey@corelaw.co.uk

VACANT – Freehold House and Site



Tenure
 Freehold.

Location

The property is situated on the north side of Leigham Court Road, to the south-east of Streatham High Road. Extensive shops and amenities are available nearby and more extensive in Balham to the west and Brixton to the north. Rail services run from nearby Streatham Hill Station and offer direct services into London Victoria. Road communications are afforded by the A23 and South Circular Road (A205). The open spaces of Tooting Bec Common are within walking distance to the west and Brockwell Park is to the north.



Description

The property comprises an end of terrace house arranged over ground and first floors beneath a pitched roof. Externally, there is a garden to the rear and off-street parking. There is also a site to the rear, which extends to approximately 0.251 hectares (0.621 acres).

Accommodation
House

Lower Ground Floor – Shower Room with WC and wash basin
Ground Floor – Reception Room/Kitchen
First Floor – Three Bedrooms, Bathroom

Site Area Approximately 0.251 Hectares (0.621 Acres)

Planning

Local Planning Authority: Lambeth Council.
 Tel: 0207 926 1000.
 Email: infoservice@lambeth.gov.uk
 The site to the rear of the property may afford potential for development, subject to obtaining all necessary consents.

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.