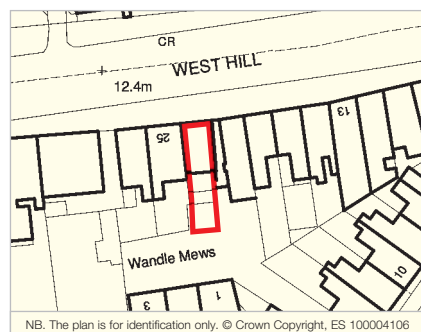
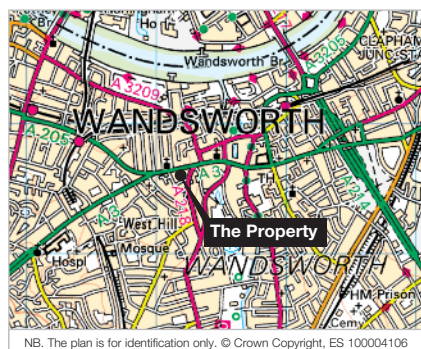


London SW18 **23 West Hill,** **Wandsworth** **SW18 1RB**

- **Freehold Grade II Listed Mid Terrace Building**
 - Internally arranged to provide Three Self-Contained Flats
 - Comprising 1 x Two Bedroom, 1 x One Bedroom and 1 x Studio Flats
 - Two Car Parking Spaces
- Vacant Possession**



To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 12.45 – 1.45 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Burges Salmon LLP (Ref: D Nesbitt).
Tel: 0117 939 2000.
Email: drew.nesbitt@burges-salmon.com

VACANT – Freehold Building



Tenure

Freehold.

Location

The property is situated on the south side of West Hill (A3) to the west of its junction with Merton Road. Local amenities are available along West Hill itself and the further facilities of both Wandsworth and Putney are accessible. Nearest Underground services run from East Putney Station (District Line) and Wandsworth Town Rail Station is to the east. The open spaces of both Wandsworth Park and King George's Park are within reach. Both the A3 and A205 (South Circular Road) are accessible. The River Thames is to the north.

Description

The property comprises a Grade II Listed mid terrace building arranged over lower ground, ground, first and second floors beneath a tile clad roof. The building is internally arranged to provide three self-contained flats. Each flat benefits from its own entrance. Flat 23B is approached from West Hill whilst Flats 23A and 23C are accessed from the rear via Wandle Mews, which runs off the west side of Merton Road. There are two car parking spaces to the rear.

Accommodation

A schedule of Accommodation is set out below.

Flat	Floor	Accommodation
A	Lower Ground	Studio Room with Integral Kitchen, Bathroom off, Rear Terrace
B	Lower Ground/ Ground	Reception Room with integral Kitchen, Bedroom, Bathroom with WC and wash basin
C	First/Second	Reception Room/Kitchen, Two Bedrooms, Bathroom with WC and wash basin

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 £750 (including VAT) upon exchange of sale memoranda.