

Mitcham Jesmond Dene, Benedict Road, Surrey CR4 3BQ

On the instructions of P Mayo MRICS
and V Liddell MRICS of Allsop LLP acting
as Joint Fixed Charge Receivers

allsop

Tenure
Freehold.

Location
The property is situated on the north side of Benedict Road, to the west of its junction with Church Road. Local shops and amenities are available to the east. Local tram services are available within a 4 minute walk to the south. London Underground services run from Morden Station (Northern Line) approximately one mile to the west. The nearby Church Road grants access to the A217 and in turn the M25 Motorway. The open spaces of the National Trust Morden Park are directly to the west.

Description
The property comprises a detached building arranged over ground and first floors. The property is internally arranged to provide two self-contained flats.

A Freehold Detached Building internally arranged to provide Two Self-Contained Flats

Accommodation

Flat 1A – First Floor Flat – Kitchen/Dining Area, Two Bedrooms (one with En-suite Shower Room/WC), Bathroom with WC and wash basin
Flat 1B – Ground Floor Flat – Kitchen/Dining Area, Two Bedrooms (one with En-suite Shower Room/WC), Bathroom with WC and wash basin

To View

The property will be open for viewing on Wednesday 26th July between 11.00 – 11.30 a.m. These are open viewing times with no need to register. (Ref: UD).

Vacant



Freehold Building



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LOT

Thornton Heath Alma Place, Croydon, Surrey CR7 7HS

Tenure
Freehold.

Location
The property is situated on Alma Place, to the south of the junction with London Road. Local shops and amenities are available on London Road. The property is within walking distance of the A23, with local bus routes running along Church Road to the north. The facilities of Croydon are accessible to the south. Rail services run from Thornton Heath Station approximately 0.9 miles to the north-east, providing direct access to Central London. The A235 and A23 are accessible. The open spaces of Mitcham Common are to the west.

A Freehold Terrace House

Description

The property comprises an end of terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a garden to the rear.

Accommodation

Ground Floor – Two Reception Rooms, Kitchen, Bathroom with WC and wash basin
First Floor – Two Bedrooms

Vacant Possession

**VACANT –
Freehold House**



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LOT

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.