



Tenure

Freehold.

Location

The property is situated on Robin Hood Way, to the south of its junction with the A308. Local amenities are available, with a wider range of facilities being accessible in Wimbledon and Kingston upon Thames. Rail services run from Norbiton Station approximately 2.4 miles to the south-west. The A3 provides access to the M25 Motorway. The open spaces of Richmond Park and Wimbledon Common are within easy reach. Coombe Hill Golf Club, Royal Wimbledon Golf Club and Kingston Hospital are close by.

Description

The property comprises a semi-detached house arranged over ground and two upper floors. The property benefits from an integral garage, off-street parking and a rear garden.

Accommodation

Ground Floor – Double Reception Room, Open plan Kitchen through to Conservatory, Separate WC/wash basin

First Floor – Five Bedrooms (one single), one with En-Suite Shower Room with WC/wash basin and Bathroom with Shower, WC/wash basin

Second Floor – Bedroom with En-Suite Bathroom with WC/wash basin

Approximate Gross Internal Area (GIA) 221.4 sq m (2,383 sq ft)

NB. The property was not measured by Allsop. The measurements were obtained from previous sales details.

Planning

Local Planning Authority: Kingston Council.

Tel: 0208 547 5000.

The property may afford potential for HMO conversion subject to all necessary consents being obtained. Prospective buyers are deemed to make their own enquiries.

To View

The property will be open for viewing every Monday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register.

(Ref: UD).

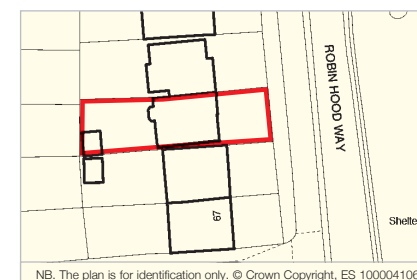
London SW15

63 Robin Hood Way, Kingston Vale SW15 3PW

- **A Freehold Semi-Detached House**
- Providing Six Bedroom Accommodation
- Extending to GIA Approximately 221.4 sq m (2,383 sq ft)
- Integral Garage
- Off-Street Parking
- Rear Garden
- Close to Richmond Park and Wimbledon Common
- Possible Potential for HMO Conversion subject to all necessary consents

Vacant Possession

**SIX WEEK COMPLETION IS
AVAILABLE ON REQUEST**



Seller's Solicitor

Axiom Stone (Ref: Abigail Wennington).

Tel: 0208 422 1181.

Email: aw@axiomstone.co.uk

VACANT – Freehold House

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.