

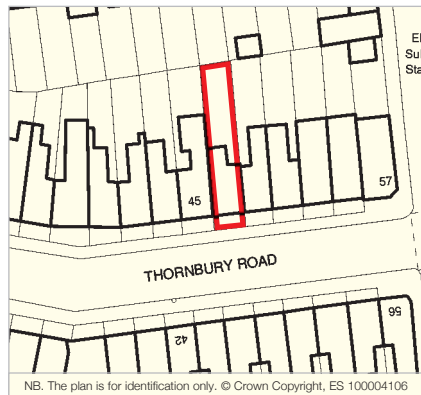
London SW2

47 Thornbury Road, Brixton SW2 4DL

- A Freehold Mid Terrace House
- GIA Approximately 120.3 sq m (1,295 sq ft)
- Providing Four Bedroom Accommodation
- Rear Garden

Vacant Possession

BY ORDER OF THE EXECUTORS



To View

The property will be open for viewing every Monday and Saturday before the Auction between 4.30 – 5.00 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Anthony Gold
(Ref: Stephen Whitaker).
Tel: 0207 940 4060.
Email: stephen_whitaker@anthonygold.co.uk

VACANT – Freehold House

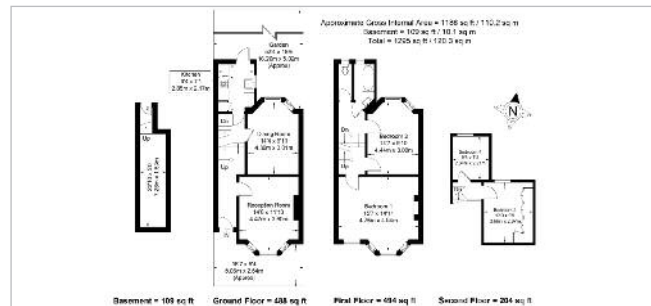


Tenure

Freehold.

Location

The property is located on the north side of Thornbury Road, close to its junction with Kingswood Road. Thornbury Road runs east from King's Avenue within a popular enclave of residential streets. The property is situated close to the shopping and entertainment amenities of both Clapham High Street and Brixton Road. The nearest Underground station is Clapham North (Northern Line) and Brixton Station (Rail and Victoria Line) is also close by.



Description

The property comprises a mid terrace house arranged on ground, first and second floors beneath a pitched roof. There is a cellar. There are gardens to front and rear.

Accommodation

Ground Floor – Entrance Hall, Reception Room, Dining Room, Kitchen (access to rear garden)

First Floor – Two Bedrooms, Bathroom with wash basin, Separate WC

Second Floor – Two Bedrooms

Cellar – Storage

Floor plans are available on our website.

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 – 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.