

**Tenure**

Freehold.

Location

The properties are situated on Coliston Passage, accessed from Coliston Road and Brathway Road. Southside Shopping Centre and a Sainsbury's superstore are close by, together with a variety of local shops and amenities available in Southfields and Wandsworth Town. Southfields Underground Station (District Line) is approximately 0.6 miles to the south-west. Rail services run from Wandsworth Town Station approximately 1 mile to the north-east. The A218 provides access to the A3 and A205. The open spaces of George's Park are within walking distance. St Michael's C of E Primary School and Riverside Primary School are close by.

Description

The properties comprises two newly built mews style houses with brick facades and bright internal space. The two storey properties benefit from modern fitted kitchens, Bosch appliances, tiled bathrooms and underfloor heating on the ground floors. We understand each house has a 10 year BLP warranty. See legal pack for further details. The properties are to be offered either individually or collectively.

Accommodation

A schedule of Accommodation is set out below.

To View

Lots 197 and 198 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).

Lot	No.	Floor	Accommodation	Area sq m (sq ft)
197	1 Coliston Passage (Two Bedroom End of Terrace)	Ground Floor	Entrance Hallway, Cloakroom with wash basin and WC, Open Plan Kitchen, Reception Room with doors onto Garden	Approximately 89.65 sq m (965 sq ft)
		First Floor	Two Bedrooms, Family Bathroom	
		Outside	Fenced Garden with Paved Areas	
198	2 Coliston Passage (Three Bedroom Mid Terrace)	Ground Floor	Entrance Hallway, Shower Room, Kitchen, Open Plan Reception Room with doors onto Garden	Approximately 87.3 sq m (940 sq ft)
		First Floor	Three Bedrooms, Family Bathroom	
		Outside	Fenced Garden with Paved Areas	

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

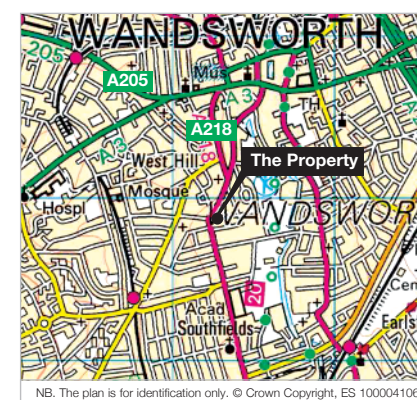
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

London SW18

1 Coliston Passage (Lot 197) and 2 Coliston Passage (Lot 198), Southfields SW18 4PW

- Two New Build Freehold Mews Houses
- Two and Three Bedroom layouts
- Each with Private Garden
- To be offered either Individually or Collectively

Vacant Possession



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Seller's Solicitor

Messrs Stratega Law

(Ref: Aidan O'Reilly-Armaz).

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VACANT – Two Freehold Houses