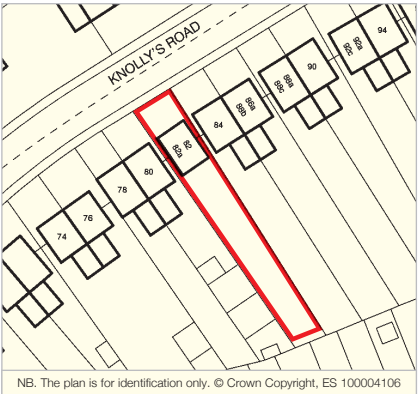


London SW16
82 Knollys Road,
West Norwood
SW16 2JX

- **A Freehold Detached Building**
- Internally arranged to provide One Self-Contained Three Bedroom Maisonette and One Self-Contained One Bedroom Flat
- Occupying a Site extending to Approximately 0.042 Hectares (0.103 Acres)

Vacant Possession

BY ORDER OF A HOUSING ASSOCIATION



To View

The property will be open for viewing every Monday between 10.45 – 11.15 a.m. and Saturday between 2.15 – 2.45 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

VACANT – Freehold Building



Tenure

Freehold.

Location

The property is situated on the south-east side of Knollys Road, to the north of its junction with Leigham Park Road. Local shops and amenities are available in West Norwood to the east, with the more extensive facilities of Brixton being accessible to the north. Streatham is also easily accessible. West Norwood Rail Station is to the east and provides direct access to Central London. The A215 is accessible to the east and leads to the South Circular Road (A205) to the north. The open spaces of Streatham Common and Brockwell Park are to the west and north respectively.

Description

The property comprises a detached building arranged over ground and two upper floors beneath a pitched roof. The property is internally arranged to provide a self-contained ground floor flat and a self-contained first and second floor maisonette. The property benefits from a rear garden.

Accommodation

A schedule of Accommodation is set out below.

Fiat	Floor	Accommodation
A	Ground Floor	Reception Room, Bedroom, Kitchen, Bathroom with WC and wash basin
B	First Floor up three steps to remainder of First Floor	Reception Room, Bedroom, Kitchen, Bathroom with WC and wash basin, Separate WC
	Second Floor	Two Bedrooms

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.