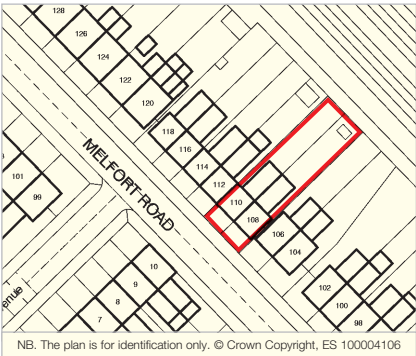


**London CR7**  
**108A & B and 110A & B Melfort Road,**  
**Thornton Heath**  
**CR7 7RN**

- **Two Freehold Mid Terrace Buildings**
  - Internally arranged to provide a Total of Two Self-Contained Flats and Two Self-Contained Maisonettes
- Vacant Possession**

**BY ORDER OF A HOUSING ASSOCIATION**



**To View**

The property will be open for viewing every Monday and Saturday before the Auction between 11.00 – 11.30 a.m. These are open viewing times with no need to register. (Ref: UD).

**VACANT – Two Freehold Buildings**



**Tenure**  
Freehold.

**Location**  
The property is located on the north side of Melfort Road. Local shops and amenities are available to the south-east in the centre of Thornton Heath. Further shopping facilities of Croydon are available. Thornton Heath Rail Station is approximately 0.3 miles to the south-east and provides direct access to Central London. The open space of Thornton Heath Recreation Ground is to the west.

**Description**  
The property comprises two mid terrace buildings each arranged over ground and two upper floors beneath a pitched roof. The property is internally arranged to provide a total of two self-contained flats and two self-contained maisonettes. The property benefits from a front courtyard and rear garden.

**Accommodation**  
A schedule of Accommodation is set out below.

Unit	Floor	Accommodation
108A	Ground	Room, Kitchen, Bathroom with WC/wash basin
108B	First	Reception Room, Kitchen, Bedroom, Bathroom with WC/wash basin, Access to Private Garden
	Second	Two Bedrooms
110A	Ground	Room, Kitchen, Steps down to Bathroom with WC/wash basin, Four Rooms, WC, Access to Shared Garden with 110B
110B	First	Reception Room, Kitchen, Bedroom, Bathroom with WC/wash basin, Access to Shared Garden with 110A
	Second	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](http://www.allsop.co.uk).  
**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.