

West Wickham 54 Erica Gardens, Nr Croydon, Greater London CR0 8LG

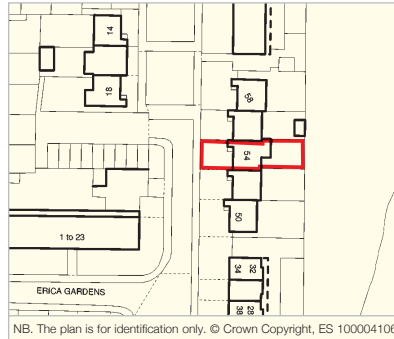
Tenure
Freehold.

Location
The property is situated on the east side of Erica Gardens, close to its junction with Gorse Road. Local shops and amenities are available on West Wickham High Street, with the further and more extensive facilities of central Croydon being accessible to the west. West Wickham Rail Station is a short drive away and provides regular services into London's Charing Cross and Cannon Street Stations. The A232 is to the north and provides access to the A23 and in turn Central London and the South Circular Road (A205). The open spaces of Spring Park are to the south-east.

Description
The property comprises a mid terrace house arranged over ground and first floors. The property benefits from front and rear gardens.

A Freehold Mid Terrace Three Bedroom House with Front and Rear Gardens

Accommodation
The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:
Ground Floor – Two Reception Rooms, Kitchen
First Floor – Three Bedrooms, Bathroom, Separate WC



Vacant Possession

To View
The property will be open for viewing every Monday between 2.30 – 3.00 p.m. and Saturday between 1.30 – 2.00 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

VACANT – Freehold House



Isleworth Repeater Station, Spencer Road, Osterley Park, Middlesex TW7 4PX

Tenure
Freehold.

Location
The property is located on the north side of Spencer Road, on the east side of a pedestrianised path. Great West Road (A4) is to the north and provides access to the M4 Motorway to the east. Local shops are available in Osterley, with a more extensive range of facilities being accessible in Hounslow to the south-west. London Underground services run from Osterley Station (Piccadilly Line) approximately 0.3 miles to the north. The open spaces of Thornbury Park are nearby.

Description
The property comprises a site extending to approximately 0.024 hectares (0.06 acres). The site is currently occupied by a detached single storey former repeater station beneath a pitched roof.

A Freehold Site extending to Approximately 0.024 Hectares (0.06 Acres). Occupied by a Detached Single Storey Former Repeater Station. Possible potential for Conversion/Redevelopment subject to consents

Accommodation
Site Area Approximately 0.024 Hectares (0.06 Acres)

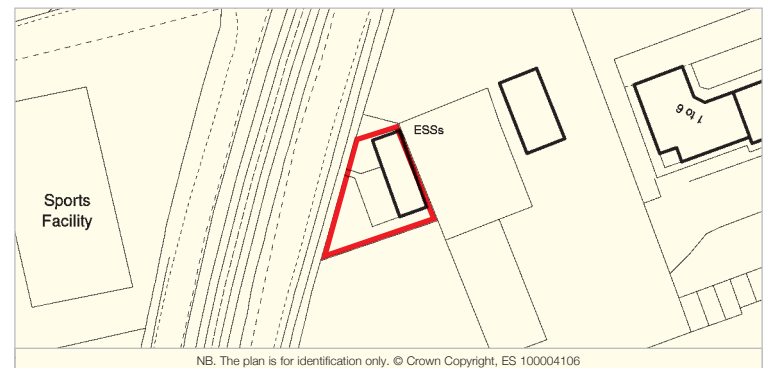
Planning
Local Planning Authority: London Borough of Hounslow.
Tel: 0208 583 5555.
The property may afford possible potential for conversion/redevelopment, subject to obtaining all necessary consents.

To View
The property will be open for viewing on Monday 11th February between 10.30 – 11.00 a.m. This is an open viewing time with no need to register. (Ref: EH).

Seller's Solicitor
Lower Richmond Properties Ltd (Ref: M Riaz).
Tel: 0203 582 0192.
Email: mohammed@lrpltd.com

Vacant

VACANT – Freehold Site



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.