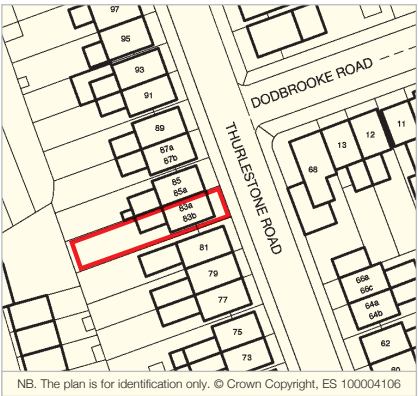


London SE27
83 Thurlestone Road,
West Norwood
SE27 0PE

- **A Freehold Semi-Detached Building**
 - Internally arranged to provide 1 x Self-Contained Two Bedroom Maisonette and 1 x Self-Contained One Bedroom Flat
 - Occupying a Site extending to Approximately 0.020 Hectares (0.050 Acres)
 - Rear Garden
- Vacant Possession**

BY ORDER OF A HOUSING ASSOCIATION



To View
The property will be open for viewing every Tuesday between 1.30 – 2.00 p.m. and Saturday between 1.00 – 1.30 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 west side of Thurlestone Road, to the south of its junction with Doddbrooke Road. A range of shops and amenities is available in West Norwood to the east, with the more extensive facilities of Brixton being accessible to the north. West Norwood Rail Station is to the east and provides direct services into 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 south-west and north respectively.

Description
The property comprises a semi-detached building arranged over raised ground, first and second 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. There is a rear garden.

Accommodation
A schedule of Accommodation is set out below.

| Flat | Floor | Accommodation |
|------|-----------------------------------|---|
| A | Raised Ground Floor | Reception Room, Bedroom, Kitchen, Bathroom with WC and wash basin |
| B | First and Second Floor Maisonette | First – Reception Room, Bedroom, Kitchen, Bathroom with WC and wash basin Second – Bedroom, Storage Room |

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.