

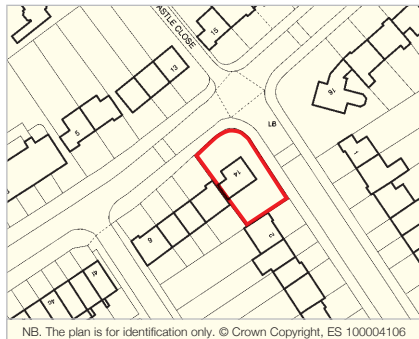
## London SE12

### 14 Horncastle Road, Lee SE12 9LA

- A Freehold Detached House
- Providing Three Bedroom Accommodation
- Gardens and Garage
- Off-Street Parking

### Vacant Possession

BY ORDER OF THE  
LONDON BOROUGH  
OF LEWISHAM



#### To View

The property will be open for viewing every Thursday between 2.15 – 2.45 p.m. and Saturday between 1.30 – 2.00 pm. before the Auction. These are open viewing times with no need to register. (Ref: UD).

**VACANT – Freehold House**



#### Tenure

Freehold.

#### Location

The property is situated on the corner of Kingshurst Road and Horncastle Road. A range of shops and amenities is available along Burnt Ash Hill to the north-west, with the more extensive facilities of Lewisham being accessible to the north-west. Rail services run from Lee Station providing direct access to Central London. The A20 provides access to the M25 Motorway. The open spaces of Horn Park are to the south-east.

#### Description

The property comprises a detached house arranged over ground and first floors beneath a pitched roof. The property benefits from front and rear gardens, a garage and off-street parking.

#### Accommodation

**Ground Floor** – Two Reception Rooms, Kitchen, WC and wash basin

**First Floor** – Three Bedrooms (one with wash basin and storage room), Bathroom with wash basin, Separate WC

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.allsof.co.uk](http://www.allsof.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.



LOT 198

