

London SE25 “Wharncliffe Lodge”, Grange Road, South Norwood SE25 6SN

- **A Freehold Attractive Detached House**
- Occupying a Site Extending to Approximately 0.077 Hectares (0.189 Acres)
- Potential for Redevelopment/ Reconfiguration subject to obtaining all necessary consents

Vacant Possession Upon Completion



To View

Please contact Allsop by sending an email to jimmy.bruce@allsop.co.uk with the subject heading ‘Viewing – Lot 91C’.

Seller's Solicitor

Messrs Grower Freeman
(Ref: Mr Mark Jacob).
Tel: 0207 723 3040.
Email: mark@growerfreeman.co.uk

VACANT – Freehold House



Tenure

Freehold.

Location

The property is located at the junction of Grange Road and Wharncliffe Road. Local shops and amenities are available in nearby Crystal Palace and Thornton Heath. The further facilities of Croydon are accessible to the south. Thornton Heath Rail Station is to the south and provides a regular and direct service to London Bridge and London Victoria Rail Stations. The open spaces of Grangewood Park are immediately accessible.

Description

The property comprises an attractive detached house arranged over ground and first floors beneath a pitched roof. The property occupies a site extending to approximately 0.077 hectares (0.189 acres), which comprises surrounding gardens and off-street parking facilities.

Accommodation

Ground Floor – Two Rooms, Kitchen through to Bathroom, Separate WC

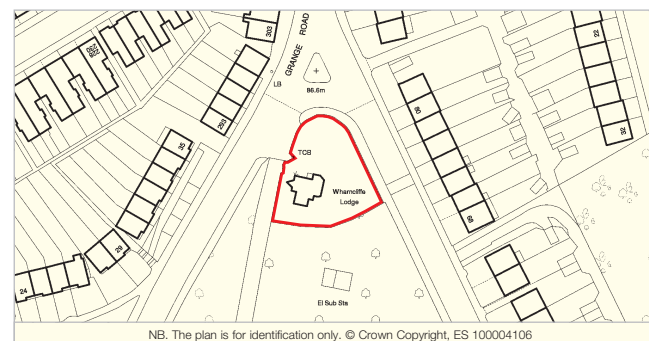
First Floor – Two Bedrooms

Planning

Local Planning Authority: Croydon Borough Council
Tel: 0208 726 6000.

The property may afford potential for reconfiguration and development subject to obtaining all necessary consents.

NB. We understand the property is currently occupied but vacant possession will be provided upon completion. Please refer to the legal pack.



NB. The plan is for identification only. © Crown Copyright, ES 100004106

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 £750 (including VAT) upon exchange of sale memoranda.