

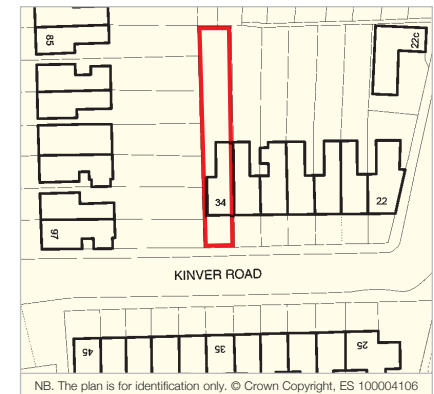
London SE26

34 Kinver Road, Sydenham SE26 4NT

- **A Freehold End of Terrace Building**
- Internally arranged to provide Two Self-Contained Flats in Shell Condition
- Each Flat providing Two Bedroom Accommodation
- Front and Rear Gardens

Vacant Possession

BY ORDER OF A HOUSING ASSOCIATION



To View

The property will be open for viewing every Monday between 11.30 a.m. – 12.00 p.m. and Saturday between 12.15 – 12.45 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 located on the north side of Kinver Road, to the east of its junction with Peak Hill. The A2216 is to the west and provides access to the South Circular Road (A205) to the north. Local shops are available along Sydenham Road to the south, with a more extensive range of facilities being accessible in Forest Hill to the north. Rail services run from Sydenham Station, approximately 0.4 miles to the south, providing direct access to central London. The open spaces of Kirkdale Green and Mayow Park are nearby. The property is situated within the Cobb's Corner Conservation Area.

Description

The property comprises an end of terrace building arranged over basement, ground and first floors beneath a pitched roof. The property is internally arranged to provide two self-contained flats. The flats are currently presented in shell condition. The property benefits from front and rear gardens.

Accommodation

Basement – Store Room

Ground Floor (Shell Condition) – Reception Room, Two Bedrooms, Kitchen, Bathroom

First Floor (Shell Condition) – Reception Room, Two Bedrooms, Kitchen, Bathroom

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.alltop.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.