

London SW16

62 Pollards Hill South, Norbury SW16 4ND

Tenure
Freehold.

Location
The property is situated on the north side of Pollards Hill South, to the west of its junction Highdaun Drive. Local shops and amenities are available nearby along London Road (A23), with the further and more extensive facilities of Croydon being accessible to the south. Bus routes run along London Road (A3). Rail services run from Norbury Station to the north, providing frequent direct services to both London Victoria and London Bridge Stations. The nearby A3 provides direct access onto the A23, which in turn leads onto the M23 (Junction 8) and M25 (Junction 7) Motorways. The open spaces of Pollards Hill and Mitcham Common are within easy reach.

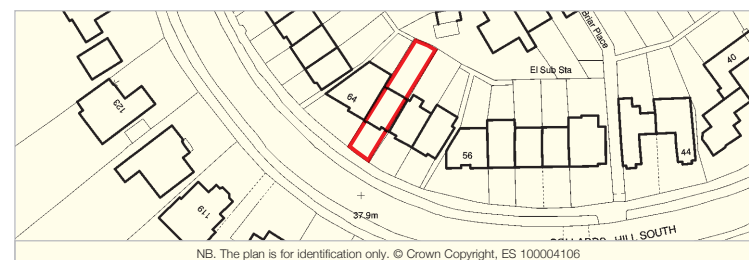
A Freehold Mid Terrace House comprising Three Bedroom Accommodation with Front and Rear Gardens and Off-Street Parking

Description
The property comprises a mid terrace house arranged over ground and two upper floors beneath a pitched roof. The property benefits from a rear garden and off-street parking.

Accommodation
Ground Floor – Two Reception Rooms, Kitchen
First Floor – Three Bedrooms, Bathroom/WC

To View
The property will be open for viewing every Wednesday and Saturday before the auction between 3.30 - 4.00 p.m. These are open viewing times with no need to register. (Ref: UD).

Vacant Possession



VACANT – Freehold House

Epsom

293 Hook Road, Surrey KT19 8QU

Tenure
Freehold.

Location
The property is situated on Hook Road, to the south of its junction with Horton Lane. The amenities of Epsom town centre are available to the south. Rail services run from Ewell West and Epsom Stations. The A3 is to the west and provides access to the M25 Motorway. The open spaces of Horton Country Park and Long Grove Park are within reach.

Description
The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. There is off-street parking to the front, together with front and rear gardens.

A Freehold Semi-Detached Three Bedroom House with Front and Rear Gardens and Off-Street Parking

Accommodation
Ground Floor – Through Reception Room, Kitchen/Breakfast Room, Cloakroom/WC
First Floor – Three Bedrooms, Bathroom

To View
The property will be open for viewing Friday 1st & Friday 8th February between 2.30 – 3.00 p.m. and Monday 4th & Monday 11th February between 3.15 – 3.45 p.m. These are open viewing times with no need to register. (Ref: UD).

Vacant Possession



Seller's Solicitor
McMillan Williams Solicitors (Ref: SR).
Tel: 0208 648 4044.
Email: steve.raffield@mwsolicitors.co.uk

VACANT – Freehold House

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.

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