

Croydon

**28 Godson Road,
Surrey
CR0 4LT**

Tenure
Freehold.

Location
The property is situated on the north side of Godson Road, to the west of its junction with Courtney Road. Local amenities are available, with the further and more extensive amenities of Central Croydon and The Whitgift Shopping Centre being within reach. Rail services run from nearby Waddon Station and Tramlink services are also available from Wandle Park. The A23 (Purley Way) is close by to the west and provides access to the M25 Motorway to the south and both Central London and the A205 (South Circular Road) to the north. The open spaces of Wandle Park, Waddon Ponds and Duppas Hill are all within walking distance. Croydon University Hospital is close by to the north.

A Freehold Semi-Detached Three Storey Building. Internally arranged to provide a Self-Contained Ground Floor Flat and a Self-Contained First and Second Floor Maisonette

Description
The property comprises a semi-detached building arranged over ground and two upper floors beneath a pitched roof. The property is internally arranged to provide a self-contained flat and a self-contained maisonette. The property benefits from gardens to both the front and rear.

Accommodation
Ground Floor Flat – Reception Room, Bedroom, Kitchen, Bathroom with wash basin/WC

First and Second Floor Maisonette
First Floor – Reception Room, Bedroom, Kitchen, Bathroom with wash basin/WC
Second Floor – Bedroom

To View
The property will be open for viewing every Monday and Saturday before the Auction between 12.00 noon – 12.30 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor
Messrs Ormerods (Ref: HA).
Tel: 0208 688 5000.
Email: holly.armstrong@ormerods.co.uk

Vacant Possession

VACANT – Freehold Building



90
LOT

Grays

**Building to the rear of
118 Williams Street,
Essex
RM17 6DZ**

**BY ORDER OF DEREK MASON & PETER
HAYWARD ACTING AS JOINT LPA
RECEIVERS**

Tenure
Freehold.

Location
The property is situated on the east side of Alfred Street, to the south of its junction with William Street. Local shops and amenities are accessible along Gipsy Lane, with the more extensive facilities of Grays being available to the west. Rail services run from Grays Station 0.7 miles away, providing direct access into London's Fenchurch Street Station. The nearby A13 in turn provides access to the M25 Motorway to the west.

Description
The property comprises a semi-detached two storey building. The building was previously used for antique storage purposes. The property may afford potential for residential development subject to obtaining all necessary consents.

A Freehold Semi-Detached Two Storey Building. Previously used for Antique Storage Purposes. Possible Potential for Residential Development subject to obtaining all necessary consents

Accommodation
Ground Floor – Two Rooms
First Floor – Room, WC
The property was not measured by Allsop. The following information was obtained from a valuation report.
The GIA extends to approximately 162.21 sq m (1,746 sq ft)

Planning
Local Planning Authority: Thurrock Council.
Tel: 01375 652652.
The property may afford potential for residential development subject to obtaining all necessary consents.

To View
The property will be open for viewing every Tuesday before the Auction between 11.30 – 12.00 noon and every Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor
Messrs Brecher Solicitors (Ref: JS).
Tel: 0207 563 1030.
Email: jstacy@brecher.co.uk

Vacant Possession

VACANT – Freehold Site/Development



91
LOT