

London SE22

535A Lordship Lane, East Dulwich SE22 8LA

- A Share of Freehold Ground Floor Garden Flat
- Providing Two Bedroom Accommodation
- Approximate GIA 131.67 sq m (1,357 sq ft)
- Close to Dulwich Park

Vacant Possession



To View

The property will be open for viewing every Monday before the Auction between 1.00 – 1.30 p.m. and Saturday between 1.30 – 2.00 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

KR Conveyancing Services Ltd
(Ref: Karen Reynolds).
Tel: 01443 475570.
Email: enquiries@krconveyancing.co.uk

VACANT – Share of Freehold Flat



Tenure

Share of Freehold. Long Leasehold. The property is held on a lease for a term of 999 years from 1st January 2007 (thus having approximately 989 years unexpired) at a peppercorn ground rent.

Location

The property is located on the east side of Lordship Lane (A2216), opposite its junction with the South Circular Road. An extensive range of shops, bars and restaurants is available along Lordship Lane, with the further facilities of both Brixton and Peckham also being within reach. West Dulwich and Forest Hill Rail Stations are within easy reach and road communications are afforded by both the nearby A2216 (Lordship Lane) and the South Circular Road. The open spaces of Dulwich Park and Horniman Gardens are nearby.

Description

The property comprises a self-contained ground floor flat situated within a detached building arranged over basement, ground and two upper floors beneath a pitched roof. The property benefits from a cellar and private garden to the rear.

Planning

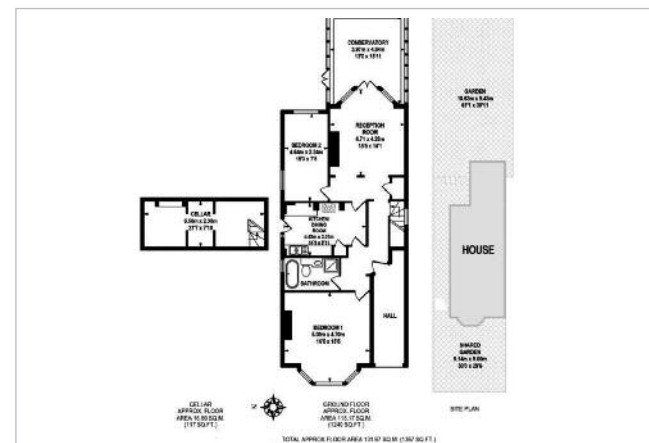
Local Planning Authority: Southwark Council.
Tel: 0207 525 2000.
The property is to be offered with planning permission dated 10th October 2016 for the Construction of a single storey part side and rear extension. (Application Number: 16/AP/3323).
Copies of the plans are available in the Legal Documents.

Accommodation

Basement – Study/Storage

Ground Floor – Two Reception Rooms, Two Bedrooms, Kitchen, Bathroom with wash basin, WC and shower

Approximate GIA 131.67 sq m (1,357 sq ft)



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.