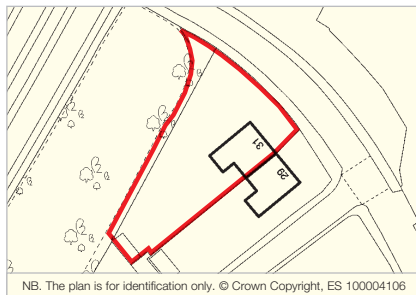


# **London SW18** **31 Heathfield Road,** **Wandsworth** **SW18 3HR**

- **Freehold Semi-Detached House**
- Providing Four Bedroom Accommodation
- Occupying a Site extending to Approximately 0.073 Hectares (0.181 Acres)
- Rear Garage

## **Vacant Possession**

**BY ORDER OF THE MINISTRY OF JUSTICE**



### **Seller's Solicitor**

Messrs Michelmores LLP (Ref: Ms J Iles).  
 Tel: 01392 687531.  
 Email: jill.iles@michelmores.com

**VACANT – Freehold House**



### **Tenure**

Freehold.

### **Location**

The property is situated on the west side of Heathfield Road to the east of its junction with Earlsfield Road (B234). Local amenities are available in both Earlsfield and Wandsworth Common and the further facilities of Wandsworth Town and Clapham Junction are also accessible. Rail services run from both Earlsfield and Wandsworth Common Stations and Trinity Road (A214) provides easy access to the A3. The open spaces of Wandsworth Common are within walking distance and the River Thames at Wandsworth Bridge is to the north.

### **Description**

The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. There are generous front and rear gardens and the property occupies a site extending to approximately 0.073 hectares (0.181 acres). There is a rear garage.

### **Accommodation**

**Ground Floor** – Reception Room 1, Reception Room 2, Hall, Kitchen Area, Cloaks Cupboard, Separate WC

**First Floor** – Four Bedrooms, Bathroom with WC and wash basin

**Site Area Approximately 0.073 Hectares (0.181 Acres)**

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](http://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.



