

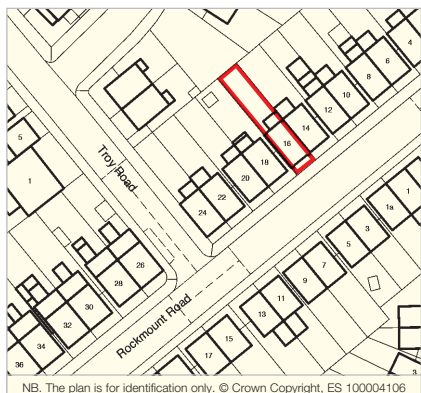
## London SE19

### 16 Rockmount Road, Upper Norwood SE19 3ST

- A Freehold Semi-Detached Building.
- Internally Arranged to Provide Two Self-Contained Maisonettes
- Rear Garden

## Vacant Possession

BY ORDER OF A HOUSING  
ASSOCIATION

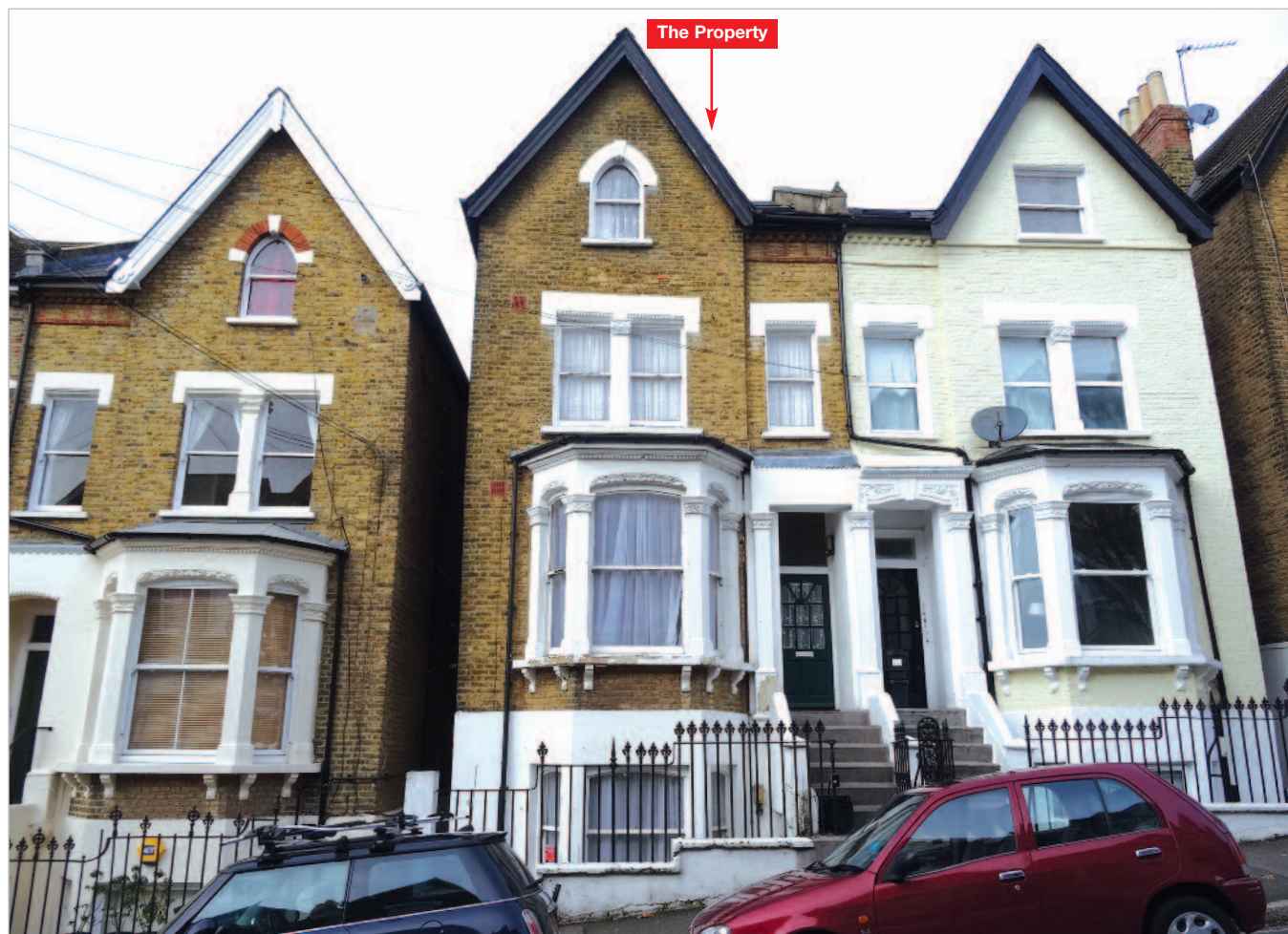


### To View

The property will be open for viewing every Monday and Saturday before the Auction between 1.15 – 1.45 p.m. These are open viewing times with no need to register. (Ref: UD).



**VACANT – Freehold Building**



### Tenure

Freehold.

### Location

The property is situated on the west side of Rockmount Road to the north of its junction with Central Hill. Local amenities are available in Crystal Palace to the east and the further facilities of Streatham are to the west. Rail services run from both Crystal Palace and Gipsy Hill Stations and the open spaces of Upper Norwood Recreation Ground and Crystal Palace Park are accessible. The A23 and A205 (South Circular Road) are within reach. The property is located within the Harold Road Conservation Area.

### Description

The property comprises a semi-detached building arranged over lower ground, raised ground and two upper floors beneath a pitched tile clad roof. The building is internally arranged to provide two self-contained maisonettes. There is a rear garden.

### Accommodation

#### Lower Ground and Raised Ground Floor Maisonette

**Lower Ground Floor** – Three Rooms, Bathroom with WC/wash basin

**Raised Ground Floor** – Kitchen, Utility Room with WC, Room

#### First and Second Floor Maisonette

**First Floor** – Bathroom with WC/wash basin

**Half Landing** – Reception Room/Kitchen

**Second Floor** – Three Bedrooms

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.allisop.co.uk](http://www.allisop.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.