

## London SE20

### 16 'Benwick Court', Croydon Road, Anerley SE20 7SS

#### Tenure

Leasehold. The property is held on a lease for a term of 99 years from 16th April 1971 (thus having approximately 55 years unexpired) at a current ground rent of £19.90 per annum.

#### Location

The property is situated on the south side of Croydon Road (A213), east of its junction with Anerley Road (A214) which provides access to the A23. A good range of local amenities are available along Croydon Road. Direct access to Central London is by way of Anerley and Birkbeck Rail Stations, which are both located approximately 0.5 miles from the subject property.

#### Description

The property comprises a self-contained third floor flat situated within a purpose built block arranged over ground and three upper floors beneath a flat roof. The property benefits from a telephone entry system and communal gardens.

## A Leasehold Self-Contained Purpose Built Third Floor Flat

#### Accommodation

Lounge/Diner, Bedroom, Kitchen, Bathroom with WC

#### To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 12.45 – 1.15 p.m. These are open viewing times with no need to register. (Ref: UD).

#### Seller's Solicitor

Messrs Thorneloes Solicitors (Ref: AT).  
Tel: 01622 859416.  
Email: thorneloe@thorneloe.co.uk

## Vacant Possession

## VACANT – Leasehold Flat



256  
LOT

## London SE13

### 11A Mallet Road, Hither Green SE13 6SP

#### Tenure

Leasehold. The property is held on a lease for a term of 99 years from 25th December 1988 (thus having approximately 72 years unexpired) at a current ground rent of £25 per annum.

#### Location

The property is situated on the north side of Mallet Road. Local shops are readily available along Springbank Road and Hither Green Lane with the further and more extensive facilities of Lewisham being accessible to the north-west. Rail services run from Hither Green Station which is approximately a 5 minute walk to the north. Road access is afforded by the A205 South Circular Road (Brownhill Road) and the A21 (Lewisham High Street). Mountsfield Park is approximately a 10 minute walk to the west.

#### Description

The property comprises a self-contained first floor flat situated within a mid terrace building arranged over ground and first floors beneath a pitched roof. The property benefits from a rear patio garden.

## A Leasehold Self-Contained First Floor Flat

#### Accommodation

Reception Room/Kitchenette, Bedroom, Further Room, Shower Room with WC and wash basin

#### To View

The property will be open for viewing every Friday and Saturday (from Monday 18th May) before the Auction between 2.00 – 2.30 p.m. These are open viewing times with no need to register. (Ref: UD).

#### Seller's Solicitor

Messrs Kidd Rapinet (Ref: RH).  
Tel: 0207 925 0303.  
Email: rhallifax@kiddrapinet.co.uk

## Vacant Possession

## Leasehold Flat



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LOT

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](http://www.alltop.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.