

Thornton Heath

32 Brook Road, Surrey CR7 7RB

BY ORDER OF A HOUSING ASSOCIATION

Tenure

Freehold.

Location

The property is situated on the east side of Brook Road to the south of its junction with Quadrant Road. Local shops including both Iceland and Tesco supermarkets are available along Brigstock Road. Mayday University Hospital is close by, with the further and more extensive facilities of Croydon being to the south. Rail services run from Thornton Heath Station and the nearby A23 provides access to both the M23 and M25 Motorways.

A Freehold Mid Terrace Building arranged to provide a Self-Contained Flat and a Self-Contained Maisonette

Description

The property comprises a mid terrace building arranged over ground and two upper floors beneath a pitched roof. The property is internally arranged to provide a self-contained ground floor flat and a self-contained first and second floor maisonette. The property benefits from a rear garden.

Accommodation

A schedule of Accommodation is set out opposite.

To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 1.00 – 1.30 p.m. (Ref: UD).

Seller's Solicitor

Messrs Judge & Priestley (Ref: Ms Rudd).
Tel: 0208 290 7435.
Email: lrudd@judge-priestley.co.uk

Vacant Possession



VACANT – Freehold Building

Flat	Floor	Accommodation
A	Ground	Reception Room, Bedroom, Kitchen, Bathroom with WC
B	First	Two Rooms, Kitchen (no fittings), Bathroom with WC and wash basin, Separate WC
	Second (under eaves)	Two Rooms

London SE22

79A Pellatt Road, East Dulwich SE22 9JD



BY ORDER OF HEXAGON HOUSING

Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from the date of completion at an initial ground rent of £200 per annum.

Location

The property is located on the south side of Pellatt Road, to the west of its junction with Landcroft Road. Local shops and cafés are readily available along Lordship Lane (A2216) with the further facilities of Peckham also being within reach. East Dulwich Rail Station is close by, providing regular services to London Bridge with average journey times of under 15 minutes. The A2216 (Lordship Lane) provides access to the A205 (South Circular Road). The open spaces of Dulwich Park, together with both Peckham Rye Common and Peckham Rye Park are also close by.

A Leasehold Self-Contained Ground Floor Garden Flat

Description

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

Accommodation

Reception Room, Bedroom, Kitchen through to Bathroom with WC and wash basin

To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 12.30 – 1.00 p.m. (Ref: UD).

Seller's Solicitor

Messrs Stitt & Co (Ref: Ms A Ropel).
Tel: 0207 832 0840.
Email: anna.ropel@stitt.co.uk

Vacant Possession



VACANT – Leasehold Flat

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 £750 (including VAT) upon exchange of sale memoranda.