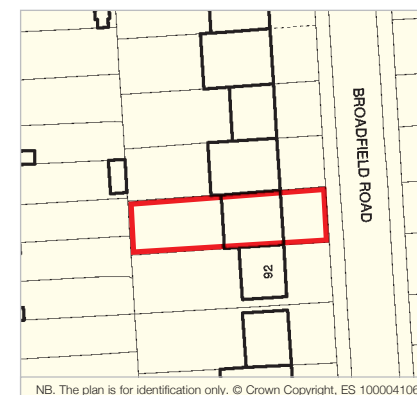


London SE6

90 Broadfield Road,
Catford
SE6 1NG

- A Freehold Mid Terrace Double Fronted Victorian Building
- Arranged to provide 2 x Two Bedroom Self-Contained Flats
- Off-Street Parking and Garden (for Ground Floor Flat)
- In need of Modernisation

Vacant Possession



NB. The plan is for identification only. © Crown Copyright, ES 100004106

To View

The property will be open for viewing every Wednesday between 3.00 – 3.30 p.m. and Saturday between 2.30 – 3.00 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Cubism Law (Ref: Jonathan Erdman).
Tel: 0207 831 0101.
Email: jonathan.erdman@cubismlaw.com

VACANT – Freehold Building



Tenure

Freehold.

Location

The property is located on Broadfield Road, between its junctions with Sandhurst Road and Dowanhill Road. Local shops and amenities are available in Catford and Hither Green. Catford Bridge and Catford Rail Stations provide direct access to London Canon Street and London Bridge (from Catford Bridge) and London Blackfriars (from Catford) Rail Stations. The South Circular Road is to the north and provides access to the A2. The open spaces of Mountsfield Park are within walking distance to the north.

Description

The property comprises a double fronted mid terrace building arranged over ground and first floors beneath a pitched roof. The building is internally arranged to provide two self-contained flats. The property benefits from off-street parking and a garden to the rear (accessed via ground floor flat).

Accommodation

A schedule of Accommodation is set out below.

Flat	Floor	Accommodation
Ground	Ground	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC
First	First	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC

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.