

London SE27 **37 Hainthorpe Road,** **West Norwood** **SE27 0PL**

- **A Freehold Detached Building**
- Internally arranged to provide a Self-Contained Three Bedroom Maisonette and a Self-Contained Two Bedroom Flat
- Rear Garden

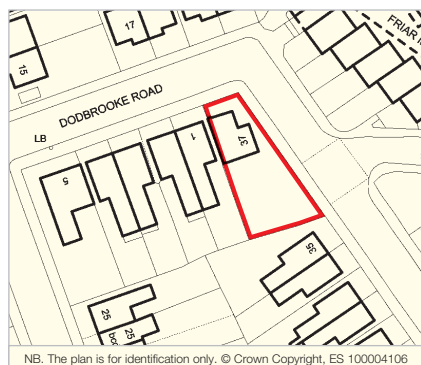
Vacant Possession

BY ORDER OF A HOUSING ASSOCIATION



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).



VACANT – Freehold Building



Tenure

Freehold.

Location

The property is situated on the west side of Hainthorpe Road at the corner of its junction with Dodbrooke Road. Shops and amenities are available to the west along Knight's Hill in West Norwood with the extensive facilities and the further facilities of Streatham and Dulwich are accessible. West Norwood Rail Station is approximately 0.3 miles to the east and provides direct access to Central London. The nearby A215 leads on to the A205 (South Circular Road).

Description

The property comprises a self-contained three bedroom maisonette and a two bedroom self-contained flat situated within a detached building, which is arranged over ground and first floors beneath a pitched roof. The property benefits from a garden.

Accommodation

A schedule of accommodation is set out below:

Flat	Floor	Accommodation
A	Lower Ground	Three Bedrooms, Bathroom with wash basin, Separate WC
	Raised Ground	Two Reception Rooms, Kitchen
B	First	Reception Room, Two Bedrooms, Kitchen, Bathroom with WC and wash basin

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.