

## London SE19

### 37 Camden Hill Road, Crystal Palace SE19 1NX

#### Tenure

Leasehold. The property is held on a lease for a term of 125 years from September 2014 (thus having approximately 123 years unexpired) at a current ground rent of £100 per annum.

#### Location

The property is situated off Gipsy Hill on the north side of Camden Hill Road, opposite its junction with Beardell Street and just off "The Triangle" in Crystal Palace. Local amenities and services are available along Central Hill (A214) to the south. Crystal Palace Rail Station is 0.5 miles to the south-east and provides access into Central London. The green spaces of Crystal Palace Park are to the east.

#### Description

The property comprises a self-contained maisonette with its own front door arranged over raised ground and two upper floors and situated within a mid terrace building arranged over lower ground, ground and two upper floors.

#### Accommodation

**Raised Ground** – Reception Room, Kitchen, Separate WC

**First Floor** – Bedroom, Bathroom

**A Leasehold Self-Contained Raised Ground, First and Second Floor Maisonette. Possible Potential for alterations and subdivision subject to obtaining all necessary consents**

#### Second Floor – Two Bedrooms

#### Planning

Local Planning Authority: London Borough of Lambeth.

Tel: 020 7926 1180.

The property may afford potential for alterations and subdivision subject to obtaining all necessary consents.

Please note that the property is to be offered with the benefit of Freeholder's consent for alterations or subdivision.

#### To View

The property will be open for viewing every Monday before the Auction between 4.15 – 4.45 p.m. and Saturday before the Auction between 3.15 – 3.45 p.m. These are open viewing times with no need to register. (Ref: UD).

**Please note: The Vendor will complete, if requested by the Purchaser, on 31st March so as to avoid the additional stamp duty.**

#### Seller's Solicitor

Messrs Michael Simkins LLP (Ref: SM).

Tel: 020 7874 5645.

Email: sal.mamujee@simkins.com

### Vacant Possession

**VACANT –  
Leasehold  
Maisonette**



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## Copythorne

### "ByBarrow", Barrow Hill Road, Southampton, Hampshire SO40 2PH

#### Tenure

Freehold.

#### Location

The property is situated within the New Forest National Park, on the west side of Barrow Hill Road. Barrow Hill Road leads to Romsey Road (A31) to the north. The M27 Motorway (Junction 2) is also within reach to the north. An extensive range of shops and other facilities is available in Southampton city centre to the south-east. Rail services run from Totton Station approximately 4 miles to the south-east and the open spaces of The New Forest are nearby.

#### Description

The property comprises a Grade II listed detached single storey cottage arranged beneath a thatched roof. The property occupies a site extending to approximately 0.201 hectares (0.496 acres).

**A Freehold Detached Grade II Listed Thatched Cottage subject to a Regulated Tenancy. Occupying a Site extending to Approximately 0.201 Hectares (0.496 Acres)**

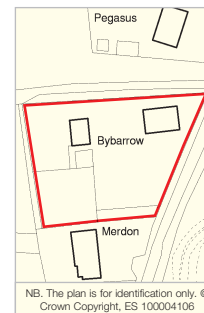
#### Accommodation

**Ground Floor** – Two Reception Rooms, Bedroom, Kitchen through to Bathroom with WC and washbasin

#### Tenancy

Subject to a Regulated Tenancy at a registered rent of £140 per week. (Effective date 23rd February 2015).

**Current Rent Reserved  
£7,280 per annum**



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

#### Seller's Solicitor

Messrs Bond Dickonson (Ref: Nicola Allport).

Tel: 0191 279 9139.

Email: nicola.allport@bonddickinson.com

**INVESTMENT–  
Freehold Bungalow**



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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.