

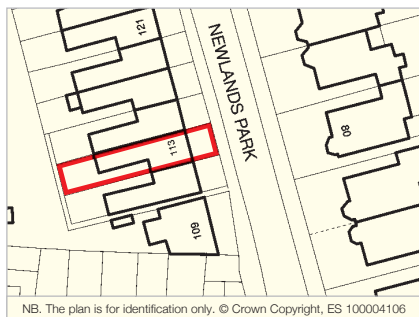
London SE26

113 Newlands Park, Sydenham SE26 5PP

- A Freehold Mid Terrace Building
- Internally arranged to provide Two Self-Contained Flats
- Comprising 1 x Two Bedroom and 1 x Three Bedroom Flats
- One Flat subject to an Assured Shorthold Tenancy, One Flat Vacant
- Possible potential for a Loft Conversion, subject to obtaining all necessary consents
- Rear Garden
- Current Rent Reserved

**£27,240 per annum
(equivalent)**

**FIRST TIME ON THE MARKET
FOR MORE THAN 30 YEARS**



To View

The property will be open for viewing on Thursday 17th May, Wednesday 23rd May and Wednesday 30th May between 1.45 – 2.15 p.m. These are open viewing times with no need to register.

Seller's Solicitor

Messrs MW Solicitors
(Ref: Ms M Christoforou).
Tel: 0203 551 8062.
Email: maria.christoforou@mwsolicitors.co.uk

**INVESTMENT/PART VACANT –
Freehold Building**



Tenure

Freehold.

Location

The property is situated on the west side of Newlands Park, to the north of its junction with Tredown Way. A range of local shops, public houses and restaurants is available along Sydenham Road, whilst the further and more extensive amenities of both Crystal Palace and Forest Hill are also accessible. Rail and London Overground services run from Sydenham Station and the A205 (South Circular Road) is to the north, providing access across South London. The open spaces of Mayow Park and the Alexandra Recreation Ground are within easy reach, as is Crystal Palace Park.

Description

The property comprises a mid terrace building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide two self-contained flats. Externally, there is a garden to the rear. The property may afford possible potential for a loft conversion, subject to obtaining all necessary consents.

Accommodation and Tenancies

The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out below was provided by the Vendor.

Flat	Floor	Accommodation	Terms of Tenancy	Furnished/ Unfurnished	Current Rent £ p.c.m.	Current Rent £ p.a. (equivalent)
1	Ground	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC	Assured Shorthold Tenancy from 9th February 2013 (holding over)	Furnished	£1,020 p.c.m.	£12,240 p.a.
2	First	Reception Room, Three Bedrooms, Kitchen, Bathroom/WC	Assured Shorthold Tenancy for a term from 19th May 2018 until 30th November 2018	Unfurnished	£1,250 p.c.m.	£15,000 p.a.

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.allsop.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.