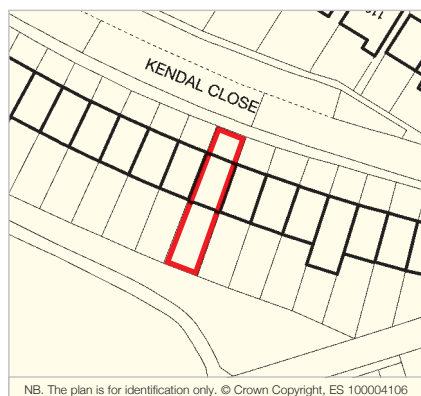


London SW9

23 Kendal Close, Stockwell SW9 6EW

- **A Freehold Mid Terrace House Subject to an Assured Shorthold Tenancy**
 - Providing Three Bedroom Accommodation
 - Rear Garden
 - Off-Street Parking
 - Current Rent Reserved
- £27,900 per annum (equivalent)**

**BY ORDER OF JOINT FIXED
CHARGE RECEIVERS**



To View

Please refer to website. www.allstop.co.uk

Seller's Solicitor

ELS Legal LLP (Ref: Roger Coral).
Tel: 0207 269 5120.
Email: roger@els-law.co.uk

INVESTMENT – Freehold House



Tenure

Freehold.

Location

The property is situated on Kendal Close, to the east of its junction with Foxley Road. Local shops and amenities are available along Brixton Road (A23), with the more extensive facilities of Clapham, Battersea and London's West End also being within reach. Oval Underground Station (Northern Line) is approximately 0.4 miles to the north-west. Regular bus services run along the A202 and A23. The A23 provides access to the M25 Motorway. St John the Divine C of E Primary School, Pure Gym, Kennington Park and the Kia Oval Cricket Ground are all close by.

Description

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a rear garden and off-street parking.

Accommodation

Ground Floor – Reception Room, Kitchen, WC

First Floor – Three Bedrooms, Bathroom

NB One bedroom not internally inspected by Allsop.

Approximate Floor Area (GIA) 81 sq m (872 sq ft)

Tenancy

The property is subject to an Assured Shorthold Tenancy from 17th August 2016 expiring 16th August 2018 at a rent of £2,325 per calendar month.

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.allstop.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.