

London SW19

2B Walpole Road, Colliers Wood SW19 2BZ

- **A Freehold Mid Terrace House**
 - GIA Approximately 105.63 sq m (1,137 sq ft)
 - Benefits from Outside Space
 - Walking distance to Colliers Wood London Underground Station
- ### Vacant Possession



To View

The property will be open for viewing on Thursday 5th April at 10.00 a.m. and Saturday 7th April at 10.15 a.m. These are open viewing times with no need to register. (Ref: JA).

Seller's Solicitor

Messrs Mason & Co Solicitors
(Ref: Mr Maurice Mason).
Tel: 0161 941 5757.
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Joint Auctioneer

Messrs Christopher St James
(Ref: Chris Jones).
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VACANT – Freehold House



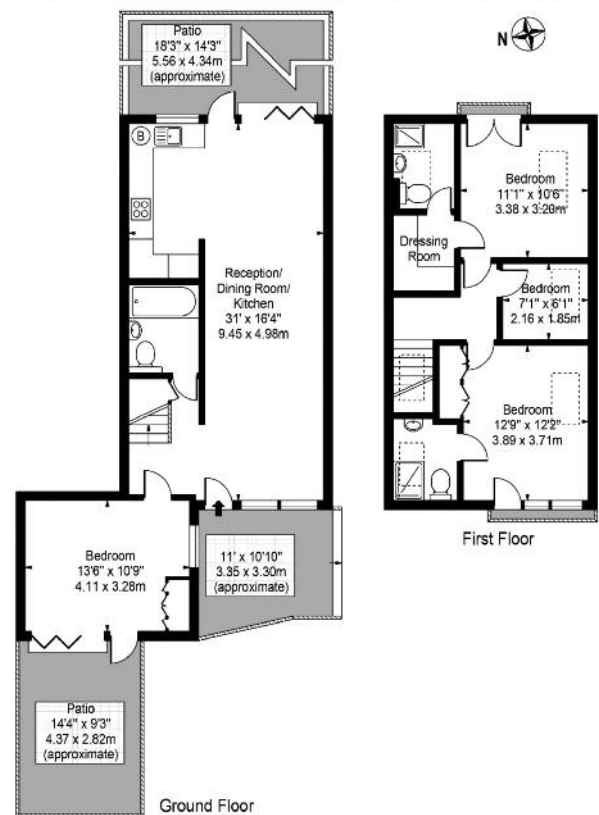
Tenure

Freehold.

Location

The property is situated on the north-east side of Walpole Road, to the west of its junction with Colliers Wood High Street (A24). Local shops are available along High Street, with a more extensive range of facilities being accessible in Tooting to the east and in Wimbledon to the west. London Underground services (Northern Line) run from Colliers Wood Station which is within approximately a 6 minute walk to the south. The open spaces of Wandale Park are nearby.

Approx. Gross Internal Area 1137 Sq Ft - 105.63 Sq M



Description

The property comprises a mid terrace house arranged over ground and first floors. The property benefits from two private outside spaces.

Accommodation

Ground Floor – Reception Room with Kitchen (access to outside space), Bedroom 1 (access to outside space), Bathroom/WC

First Floor – Bedroom 2 (with En-Suite Shower Room, WC and dressing area), Bedroom 3 (with En-Suite Shower Room, WC), Study

GIA extending to approximately 105.63 sq m (1,137 sq ft)

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.