

141

LOT

Croydon Cross Road, Surrey CR0 6TA

Tenure
Freehold.

Location
The property is situated on the east side of Cross Road, to the north of its junction with Cherry Orchard Road. Local shops, amenities and local bus routes are located along Cherry Orchard Road to the east. Rail services run from East Croydon Station approximately 0.3 miles to the south providing direct access to Central London. The A232, A222 and A23 are accessible. The open spaces of Lloyd Park are to the south-east.

Description
The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a garden to the rear.

A Freehold Mid Terrace House

Accommodation
Ground Floor – Reception Room, Kitchen, Bathroom with WC and wash basin
First Floor – Three Bedrooms, Storage Cupboard

Vacant Possession

VACANT – Freehold House



142

LOT

London SE19 Courteen, Queen Mary Road, West Norwood SE19 3NW

Tenure
Share of Freehold.

Location
The property is situated on the east side of Queen Mary Road, to the north of its junction with Beulah Hill. Local amenities are available in West Norwood itself, with the further facilities of Streatham being accessible to the west. Rail services run from West Norwood Station and the A23 to the west affords access to both the M23 and M25 Motorways. Norwood Park and Norwood Grove Recreation Ground are both accessible.

Description
The property comprises a self-contained flat situated on the ground floor of a mid terrace building arranged over ground and first floors beneath a pitched roof. There is a shared garden and shed.

A Share of Freehold Self-Contained Two Bedroom Ground Floor Flat with Garden

SIX WEEK COMPLETION AVAILABLE

Accommodation
The property was not inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:
Reception Room, Two Bedrooms, Kitchen, Bathroom/WC, Separate WC
NB: The property is occupied on an Assured Shorthold Tenancy. Vacant possession will be granted upon completion.

To View
The property will be open for viewing every Wednesday before the Auction between 3.30 – 4.00 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor
Messrs Fishman Brand Stone Solicitors
(Ref: P. Niedle).
Tel: 0207 935 4848.
Email: pdn@fishmanbrandstone.com

Vacant Possession upon Completion

VACANT – Leasehold Flat (Share of Freehold)



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.