

London SE15

**Flat 25,
9 Evan Cook Close,
Peckham
SE15 2HL**

- **A Leasehold Self-Contained Purpose Built Second Floor Flat**
- Providing Two Bedroom Accommodation
- New Lease

Vacant Possession

BY ORDER OF A HOUSING ASSOCIATION



To View

The property will be open for viewing every Monday between 4.30 – 5.00 p.m. and Saturday between 3.45 – 4.15 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

VACANT – Leasehold Flat



Tenure

Leasehold. The property is to be held on a new 125 year lease from the date of completion at a ground rent of £350 per annum.

Location

The property is situated on Evan Cook Close, to the east of Lugard Road. Shops and amenities are available to the north along Queens Road and Peckham High Street. Rail services run from Queens Road Peckham Station, approximately 0.1 miles to the north, providing direct access into Central London. Bus services run along Queens Road (A202) to the north. The open spaces of Cossall Park are to the west.

Description

The property comprises a self-contained second floor flat situated within a purpose built block arranged over ground and three upper floors.

Accommodation

Reception Room through to Kitchen, Two Bedrooms, Bathroom/WC with wash basin, Separate WC with wash basin

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.