



#### Tenure

Freehold.

#### Location

The property is situated on the east side of Vicars Hill, opposite its junction with Veda Road. Shops and other facilities are located to the south along Ladywell Road and more extensively in Lewisham to the north-east. Rail services run from Ladywell Station approximately 0.2 miles to the south, providing direct access to Central London, and bus services run along Vicars Hill. The green spaces of Hilly Fields Park are to the north-west. The property is located within the Ladywell Conservation Area.

#### Description

The property comprises a semi-detached house arranged over lower ground, ground and two upper floors. The property benefits from a garden to the rear.

#### Accommodation

**Lower Ground Floor** – Three Rooms

**Ground Floor** – Room, Kitchen

**First Floor** – Three Rooms, Shower Room, WC

**Second Floor** – Two Rooms

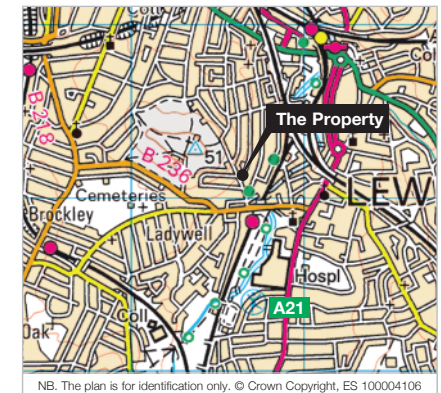
## London SE13

**10 Vicars Hill,  
Ladywell  
SE13 7JH**

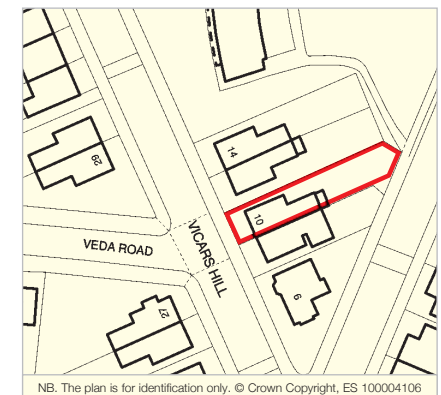
- **A Freehold Semi-Detached House**
- **Providing Nine Room Accommodation**
- **Rear Garden**

## Vacant Possession

**BY ORDER OF THE LONDON  
BOROUGH OF LEWISHAM**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



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#### To View

The property will be open for viewing every Wednesday between 3.15 – 3.45 p.m. and Saturday between 4.30 – 5.00 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

#### VACANT – Freehold House

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](http://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.