

## London SE3

### 114 Hervey Road, Blackheath SE3 8BX

- **A Freehold Linked Detached Building**
- Internally arranged to provide Seven Letting Room Accommodation
- Most recently let to Southwark Borough Council at £72,816 per annum
- Possible Development Potential subject to obtaining all necessary consents

### Vacant Possession



#### To View

The property will be open for viewing every Tuesday between 4.00 – 4.45 p.m. and Saturday between 2.00 – 2.45 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

#### Seller's Solicitor

Messrs MW Solicitors (Ref: Peter Way).  
Tel: 0203 551 8065.  
Email: peter.way@mwsolicitors.co.uk

**VACANT – Freehold Building**



#### Tenure

Freehold.

#### Location

The property is situated on the east side of Hervey Road, just to the south of its junction with Shooters Hill Road (A207). Accessed via a shared driveway, the property is set back from Hervey Road. Shooters Hill Road offers direct access to the A2 to the west, which in turn leads to central London and the M25 to the south. It also leads directly to Blackheath Common (1 mile) and Blackheath High Street (1.5 miles). Queen Elizabeth Hospital is less than a mile to the east.

#### Description

The property comprises a linked detached building arranged over ground and first floors beneath a pitched roof. The building is internally arranged to provide seven letting room accommodation. To the front is a single garage, whilst to the rear is a garden.

#### Accommodation

**Ground Floor** – Four Double Bedrooms, 'Double' Kitchen, Bathroom with WC and wash basin

**First Floor** – Three Double Bedrooms, Box Room, Shower Room with WC and wash basin

#### Tenancy

The property will be offered with vacant possession. However, it has most recently been let on a room-by-room basis to Southwark Borough Council. We are informed by the Vendor that for the calendar year 2014/2015 the gross income was £72,816.

#### Planning

Local Planning Authority: Royal Borough of Greenwich.  
Website Address: [www.royalgreenwich.gov.uk](http://www.royalgreenwich.gov.uk)

The property may afford potential for redevelopment to provide a single dwelling or self-contained flats, subject to obtaining all necessary consents.

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 £750 (including VAT) upon exchange of sale memoranda.

**Lot 145 - WITHDRAWN**