

## London SW19 15 (Lot 93) and 17 (Lot 94) Russell Road, Wimbledon SW19 1QW

- **Two Freehold Adjoining Semi-Detached Buildings**
- No.15 arranged as Two Self-Contained Flats (Lot 93)
- No.17 arranged as a Single Family House (Lot 94)
- Both to be offered with Vacant Possession
- Possible potential for Conversion, Extension or Redevelopment subject to consents
- To be offered Individually or Collectively

### Vacant Possession

#### BY ORDER OF EXECUTORS

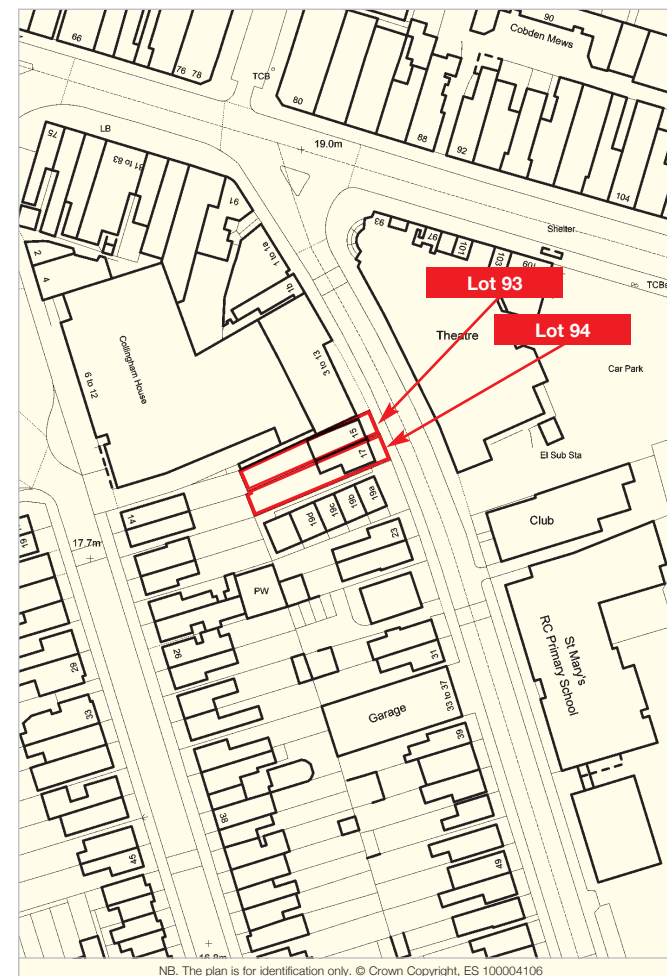
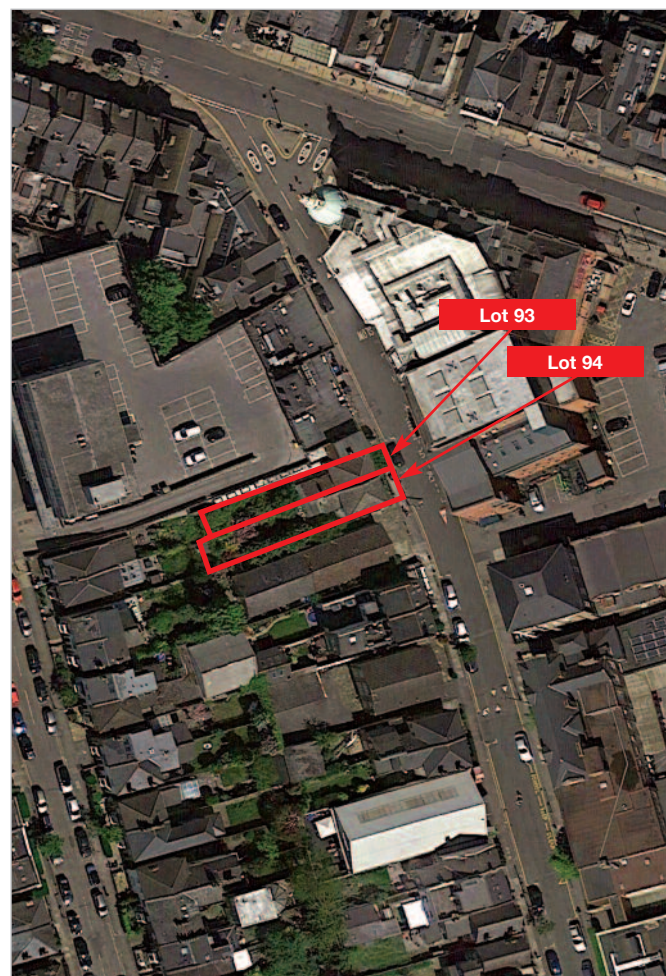
**IN SAME FAMILY OWNERSHIP  
FOR APPROXIMATELY 30 AND  
17 YEARS**

#### To View

Lots 93 & 94 will be open for viewing every Tuesday and Thursday before the Auction between 9.30 – 10.30 a.m. These are open viewing times with no need to register. (Ref: EH/JWB)

#### Seller's Solicitor

Messrs Ashworths (Ref: DG).  
Tel: 0208 417 8007.  
Email: dgreenham@ashworths.co.uk



#### Tenure

Freehold.

#### Location

Russell Road is located off The Broadway (A219), which in turn runs into Wimbledon Hill Road. The properties themselves are situated on the west side of Russell Road, almost opposite New Wimbledon Theatre. Extensive shops and amenities, including Centre Court Shopping Centre, are available. Rail services run from Wimbledon Station, providing services to London Waterloo. Underground services (Northern Line) run from South Wimbledon Station. The open spaces of South Park Gardens are within reach.

#### Description

The property comprises two adjoining semi-detached buildings each arranged over ground and first floors beneath a pitched tiled roof. Both buildings benefit from rear gardens and front patio areas. No.15 (Lot 93) is arranged to provide two self-contained flats. No.17 (Lot 94) is arranged as a single family house. The houses will be offered either individually or collectively.

#### Accommodation

##### No 15 (Lot 93)

**Ground Floor Flat** – Reception Room, Bedroom with access to Garden, Bedroom 2 with En-Suite Shower/WC and wash basin, Kitchen/Diner

**First Floor Flat** – Reception Room, Bedroom, Kitchen, Bathroom/WC and wash basin

##### No 17 (Lot 94)

**Ground Floor** – Double Reception Room, Kitchen/Diner, Separate WC and wash basin

**First Floor** – Bedroom, Further Bedroom with Storage Closet, Bathroom/WC and wash basin

#### Planning

Local Planning Authority: London Borough of Merton.  
Tel: 0208 545 3952.

The properties may afford possible potential for further conversion, extension or redevelopment, subject to obtaining all necessary consents.

#### VACANT – Two Freehold Buildings

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.allstop.co.uk](http://www.allstop.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.



