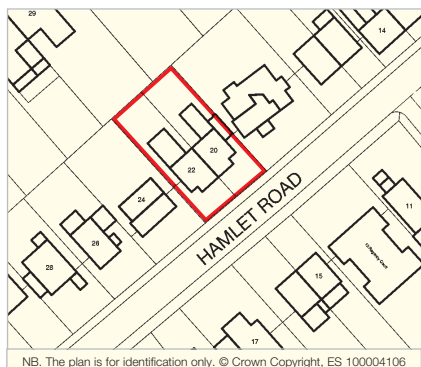


# London SE19

## 20 & 22 Hamlet Road, Crystal Palace SE19 2AW

- Two Freehold Grade II Listed Adjoining Semi-Detached Buildings, Occupying a Site Extending to Approximately 0.064 Hectares (0.158 Acres)
  - Planning Permission and Listed Building Consent for Refurbishment, Repair, Restoration and Extension to provide 2 x Four Bedroom Semi-Detached Houses
  - To be offered Collectively as One Lot
- ### Vacant Possession



#### To View

The property will be open for viewing every Friday between 12.30 – 1.00 p.m. and Saturday between 11.45 a.m. – 12.15 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD). Due to the condition of the building, internal viewings are strictly at your own risk.

#### Seller's Solicitor

Messrs JMW Solicitors (Ref: JL).  
Tel: 0161 838 2806.  
Email: jodi.lund@jmw.co.uk

**VACANT – Two Freehold Buildings with Planning Permission**



#### Tenure

Freehold.

#### Location

The property is situated on the north side of Hamlet Road, to the west of its junction with Anerley Road (A214). Local amenities are available along Anerley Road. Dulwich Village to the north offers further shopping facilities, restaurants and cafés. Crystal Palace Rail Station is located approximately 0.3 miles to the north-east from where regular services run to London Victoria with an approximate journey time of 26 minutes. The A214 provides access to the A23 and in turn the M25 Motorway. Crystal Palace Park is close by. James Dixon Primary School and Harris City Academy are to the south.

#### Description

The property provides two adjoining Grade II listed semi-detached buildings, each arranged over ground and first floors. The properties benefit from gardens to the rear. To be offered collectively as One Lot.

#### Accommodation

The properties are currently presented in shell condition. Each property is offered with planning permission and listed building consent and will provide the following accommodation.

Floor	Accommodation	GIA sq m (sq ft)
Ground	Front and Rear Reception Room, Kitchen/Dining Room, Utility Room, Separate WC/wash basin, Conservatory	121.4 sq m (1,307 sq ft)
First	Two Bedrooms with En-Suite Bathrooms with WC/wash basin, Two Further Bedrooms, Bathroom with WC/wash basin	101.4 sq m (1,091 sq ft)

#### Planning

Local Planning Authority: London Borough of Bromley.  
Tel: 020 8313 4956.

Each building is to be offered with Planning Permission (Ref: 14/04692/FULL6 & 14/04702/FULL6) and Listed Building Consent (Ref: 14/04705/LBC & 14/04686/LBC) granted on 11th & 12th May 2015 for "refurbishment, repair and restoration of building to provide single family dwelling house, comprising rebuilding of two storey rear projection and two storey side extension and construction of an additional single storey rear infill extension".

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.

