

## London SW12

### Flat B

#### 4 Oakmead Road, Balham SW12 9SL

#### Tenure

Leasehold. The property is held on a lease for a term of 99 years from 1st January 2015 (thus having approximately 97 years unexpired) at a current ground rent of £350 per annum.

#### Location

The property is situated on the north side of Oakmead Road, which lies between Bedford Hill (B242) and Balham High Road (A24). Shopping facilities and local amenities are available within Balham, with the more extensive facilities of Streatham, Clapham and Tooting all being accessible. The South Circular Road (A205) is approximately 0.5 miles to the east. Balham Rail and Underground Station and Clapham South Underground Station are approximately 0.4 miles to the south and north respectively, and provide access to London Underground (Northern Line) services and National Rail services to Clapham Junction and London Victoria. The open spaces of Wandsworth Common and Tooting Bec Common are within walking distance, and Clapham Common is approximately 0.6 miles to the north.

### A Leasehold Self-Contained First Floor Flat with Rear Garden

#### Description

The property comprises a self-contained flat situated on the first floor of a mid terrace building arranged over ground, first and second floors beneath a pitched roof. The property benefits from access to a patio garden to the rear. A selection of internal photographs is available online at [www.allstop.co.uk](http://www.allstop.co.uk)

#### Accommodation

Reception Room, Two Bedrooms, Kitchen/ Diner, Bathroom

#### To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 2.00 – 2.30 p.m. These are open viewing times with no need to register. (Ref: UD).

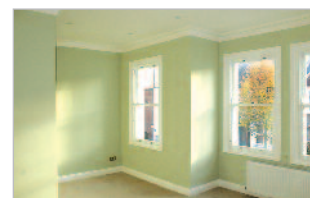
#### Seller's Solicitor

Messrs Thrings LLP (Ref: Mr Iain Mason).  
Tel: 01793 412664.  
Email: [imason@thrings.com](mailto:imason@thrings.com)

### Vacant Possession



### VACANT – Leasehold Flat



## London SE25

### First Floor Flat,

#### Flat 2, 23 Station Road, South Norwood SE25 5AH

#### Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from the date of completion at an initial ground rent of £450 per annum.

#### Location

The property is situated on the east side of Station Road, which leads onto Oliver Grove and Selhurst Road (A213). Local amenities are available nearby along Portland Road, and Croydon town centre is to the south. Norwood Junction Rail Station, which provides services to London Bridge, London Victoria and Gatwick Airport, is within walking distance. Road communications are afforded by Portland Road (A215), which provides access to the A232 and in turn the M23 and M25 Motorways. The open spaces of South Norwood Country Park and South Norwood Recreation Ground are to the east and south respectively.

### A Leasehold Self-Contained First Floor Flat

#### Description

The property comprises a self-contained flat situated on the first floor of a building arranged over ground, first and second floors beneath a pitched roof.

#### Accommodation

Reception Room, Two Bedrooms, Kitchen, Bathroom with WC and wash basin

#### To View

The property will be open for viewing every Thursday and Saturday before the Auction between 10.30 – 11.00 a.m. These are open viewing times with no need to register. (Ref: UD).

#### Seller's Solicitor

Messrs Lex Sterling Solicitors (Ref: IC).  
Tel: 0208 668 8175.  
Email: [ishcheema@lexsterling.com](mailto:ishcheema@lexsterling.com)

### Vacant Possession

### VACANT – Leasehold Flat

