

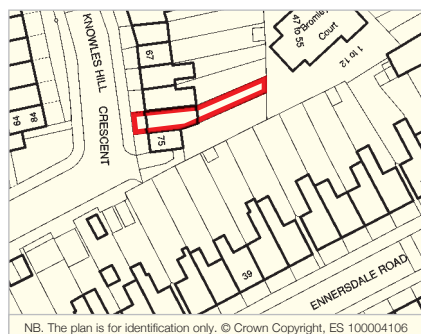
## London SE13

### 73 Knowles Hill Crescent, Hither Green SE13 6DT

- **A Freehold Four Storey House**
- Providing Five Bedroom Accommodation
- Extending (GIA) to Approximately 131.55 sq m (1,416 sq ft)
- Good Sized Rear Garden
- Potential to convert into Self-Contained Flats, subject to obtaining all necessary consents
- Close to Hither Green Rail Station (direct services to Charing Cross and Cannon Street)

## Vacant Possession

**EIGHT WEEK COMPLETION**



### To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 1.30 – 2.00 p.m. These are open viewing times with no need to register. (Ref: UD).

### VACANT – Freehold House



### Tenure

Freehold.

### Location

The property is located on the east side of Knowles Hill Crescent, to the south of its junction with Nightingale Grove. Local shops and amenities are within easy walking distance in Hither Green town centre. Hither Green Rail Station provides regular and direct services to London Cannon Street and Charing Cross Stations. The A20 and South Circular Road (A205) are easily accessible and local bus routes run along Hither Green Lane. The open spaces of Lewisham Park and Mountsfield Park are within walking distance.

### Description

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

### Accommodation

**Lower Ground Floor** – Reception Room, Kitchen, Bathroom/WC, Separate WC, Lean-to

**Ground Floor** – Two Bedrooms

**First Floor** – Reception Room/Bedroom, Kitchen, Bathroom, Separate WC

**Second Floor** – Two Bedrooms

NB. The property was not measured by Allsop, we are informed the property extends to approximately 131.55 sq m (1,416 sq ft).

### Planning

Local Planning Authority: Lewisham Council.

Tel: 0208 314 6000.

The property may afford possible potential for conversion into 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.allsop.co.uk](http://www.allsop.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.