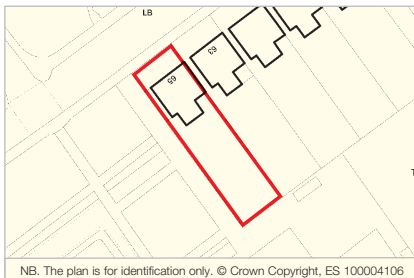


Thornton Heath

65 Brigstock Road,
Surrey
CR7 7JH

- **A Freehold Detached House**
- Currently Providing Fourteen Letting Rooms with Ancillary Accommodation
- Planning Application submitted for Lower Ground and Lower Ground Floor Side Extension and Rear Extension at Lower Ground, Ground and First Floors and Rear Dormer Extension and Conversion to form 1 x Studio, 3 x One Bedroom, 1 x Two Bedroom and 2 x Three Bedroom Flats (Decision due 3rd February 2016)

Vacant Possession upon Completion



To View

The property will be open for viewing every Wednesday and Friday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: JW).

Seller's Solicitor

Messrs Bude Nathan Iwanier (Ref: BD).
Tel: 0208 209 2454
Email: bd@bni.law.co.uk

VACANT POSSESSION UPON COMPLETION – Freehold Building



Tenure

Freehold.

Location

The property is located on the south side of Brigstock Road. Local amenities and services are available along Brigstock Road. Thornton Heath Rail Station is located approximately 0.2 miles to the east, providing access into London Bridge and London Victoria. The A23, available to the west, provides access to the M25 Motorway. The open spaces of Thornton Heath Recreation Ground are available to the north.

Description

The property comprises a detached building arranged over lower ground, ground, half landing and first floors. The property benefits from a generous rear garden.

Accommodation

Ground Floor - Six Letting Rooms (one En-Suite Shower Room with WC and wash basin (not inspected)), Kitchen, WC and wash basin

Half Landing - Shower Room with WC and wash basin, Letting Room (not inspected)

First Floor - Seven Letting Rooms, Kitchen

Planning

Local Planning Authority: Croydon Council.
Tel: 020 8726 6800.

A planning application was submitted on 9th December 2015 (Application Reference: 15/05548/P) for the erection of a lower ground floor and upper ground floor side extension, rear extension at lower ground, ground and first floors and construction of dormer extension in rear, together with lower ground floor light wells; conversion to form 2 x three bedroom, 1 x studio, 3 x one bedroom and 1 x two bedroom flats.

We understand a decision may be received before the auction. The property also affords possible further development to the rear subject to consent. Please refer to legal documents for further information.

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.
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.