

London SE25
63 High Street,
South Norwood
SE25 6EF

- **Leasehold Upper Parts**
 - Internally arranged to provide Two Self-Contained First Floor Flats together with Loft Space
 - Planning Permission granted for Additional Floor to provide a Self-Contained One Bedroom Flat and a Self-Contained Studio Flat
- Vacant Possession**



To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 12.45 – 1.15 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Core Law Group LLP (Ref: MA).
Tel: 01892 511102.
Email: martin.athey@corelaw.co.uk

VACANT – Leasehold Upper Parts



Tenure

Leasehold. The property is to be held on a new lease for a term of 250 years from the date of completion at an initial ground rent of £250 per annum per flat.

Location

The property is situated on the south side of High Street, to the west of its junction with Portland Road. Local amenities are available in South Norwood itself and the further facilities of Croydon are accessible to the south. Rail and Overground services run from Norwood Junction Station approximately 0.1 miles to the south. The open spaces of both South Norwood Country Park and South Norwood Recreation Ground are also close by.

Description

The property comprises the upper parts of a detached building. The upper parts are internally arranged to provide two self-contained first floor flats together with the loft space above. The property will be offered with full planning permission for the construction of an additional floor forming a further one bedroom and studio flat within the loft space.

Accommodation

Flat 1 – Reception/Dining Room, Bedroom, Kitchen, Bathroom
Flat 2 – Reception Room, Bedroom, Kitchen, Shower Room with WC and basin

Planning:

Planning permission (Ref: 16/00878/P) was granted on 25th August 2016 for 'construction of second floor to provide an additional 1 x one bedroom and 1 x studio flats'. Copies of plans are available from auctioneers upon request (Ref: AW).

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.allso.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.