

## London SE13

### 319 Hither Green Lane, Hither Green SE13 6TJ

**Tenure**  
Freehold.

**Location**  
The property is located on the east side of Hither Green Lane, close to its junction with Woodlands Street. Local shops and amenities are available along Hither Green Lane and the further facilities of both Catford and Lewisham are accessible. Hither Green Overground Rail Station and the open spaces of Mountsfield Park are both within walking distance. The nearby South Circular Road (A205) is easily accessible.

**Description**  
The property comprises a semi-detached house arranged over ground, first and second floors beneath a pitched roof. There is off-street parking and a garden to the rear.

A Freehold Semi-Detached House. Providing Five Bedroom Accommodation. Potential for use as HMO Accommodation. Recently Refurbished. GIA Approximately 142.9 sq m (1,583 sq ft)

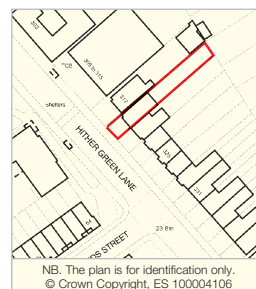
**Accommodation**  
**Ground Floor** – Double Reception Room, Kitchen, Separate WC  
**First Floor** – Three Bedrooms (One En-suite Shower Room), Separate Bathroom  
**Second Floor** – Two Bedrooms, Shower Room/ WC

**To View**  
Please call the Joint Auctioneers.

**Joint Auctioneers**  
South London Estates  
(Ref: Eli Weiss/Shanara Simms).  
Tel: 0208 695 1666.

**Seller's Solicitor**  
Messrs Bude Nathan Iwanier  
(Ref: Shimon Dadia).  
Tel: 0208 458 5656.  
Email: sd@bnllaw.co.uk

## Vacant Possession



**VACANT – Freehold House**

## West Drayton

### 114 The Coppice, Middlesex UB7 8DS

**Tenure**  
Leasehold. The property is held on a lease for a term of 125 years from 21st February 1983 (thus having approximately 92 years unexpired) at a current ground rent of £10 per annum.

**Location**  
The property is situated on the north side of The Coppice, close to its junction with Heather Lane. The A408 is nearby, providing access to the M4 Motorway. The M25, M4 and M40 Motorways are also accessible. Local shops and amenities are available along Falling Lane (A408), with the more extensive facilities of Uxbridge being accessible. Brunel University London is to the north and Yiewsley Recreation Ground is nearby. Heathrow Airport is to the south.

**Description**  
The property comprises a self-contained maisonette arranged over the first and second floors of a purpose built block.

A Leasehold Self-Contained Purpose Built First and Second Floor Maisonette

**Accommodation**  
**First Floor** – Entrance Hall, Reception Room, Kitchen  
**Second Floor** – Three Bedrooms, Bathroom

**To View**  
The property will be open for viewing every Tuesday and Saturday before the Auction between 11.00 – 11.30 a.m. These are open viewing times with no need to register. (Ref: UD).

## Vacant Possession

**VACANT – Leasehold Maisonette**

