

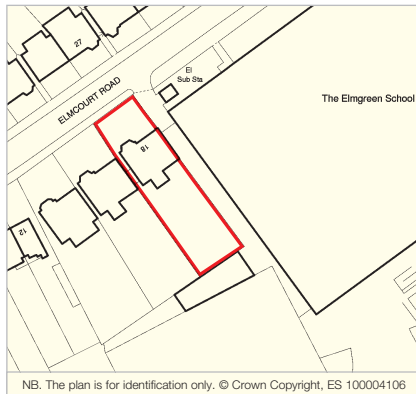
London SE27

18 Elmcourt Road, Tulse Hill SE27 9BZ

- **Freehold Detached Three Storey Building**
- Internally arranged to provide Four Self-Contained Flats

Vacant Possession

**BY ORDER OF A HOUSING
ASSOCIATION**



To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 2.45 – 3.15 p.m. (Ref: UD).

Seller's Solicitor

Messrs Judge & Priestley (Ref: LR).
Tel: 0208 290 7371.
Email: lrud@judge-priestley.co.uk

VACANT – Freehold Building



Tenure

Freehold.

Location

The property is located on the south side of Elmcourt Road to the west of its junction with Maley Avenue. Local shops and amenities are along Norwood Road, to the west, with the more extensive facilities of Brixton being approximately 2 miles to the north. Tulse Hill Rail Station is located to the north providing direct links to London Kings Cross and London St Pancras International Stations. The South Circular Road (A205) is close by and provides access to the A23. The open spaces of Belair Park and Brockwell Park are also nearby.

Description

The property comprises a detached building arranged over ground and two upper floors beneath a pitched roof. The property is internally arranged to provide four self-contained flats. There is a rear garden.

Accommodation

Ground Floor

Flat A – Two Rooms, Kitchen, Bathroom/WC

Flat B – Three Rooms, Kitchen, Bathroom/WC

First Floor

Flat C – Two Rooms, Kitchen, Bathroom/WC

Flat D – Three Rooms, Kitchen, Bathroom/WC

Second Floor – Two Rooms, WC with basin

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.allisop.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.