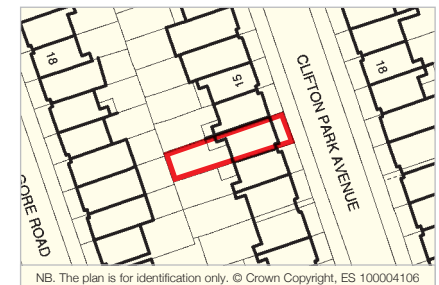


## London SW20

### 19 Clifton Park Avenue, Raynes Park SW20 8BB

- **A Freehold Mid Terrace House**
  - Providing Two Bedroom Accommodation
  - Front and Rear Gardens
  - Close to Raynes Park Rail Station (direct to London Waterloo in 21 minutes)
  - Potential for Loft Conversion
- ### Vacant Possession

**EIGHT WEEK COMPLETION AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

#### 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 – Freehold House**



#### Tenure

Freehold.

#### Location

The property is located on the west side of Clifton Park Avenue, which runs between Bushey Road and Approach Road. Local shops and amenities are available within easy walking distance in Raynes Park, with the further and more extensive facilities of Wimbledon Village being accessible to the north. Raynes Park Rail Station is within easy walking distance and provides regular and direct services to London Waterloo, with a journey time of approximately 21 minutes. The open spaces of Cannon Hill Common and Wimbledon Common are close by and the nearby A3 is easily accessible.

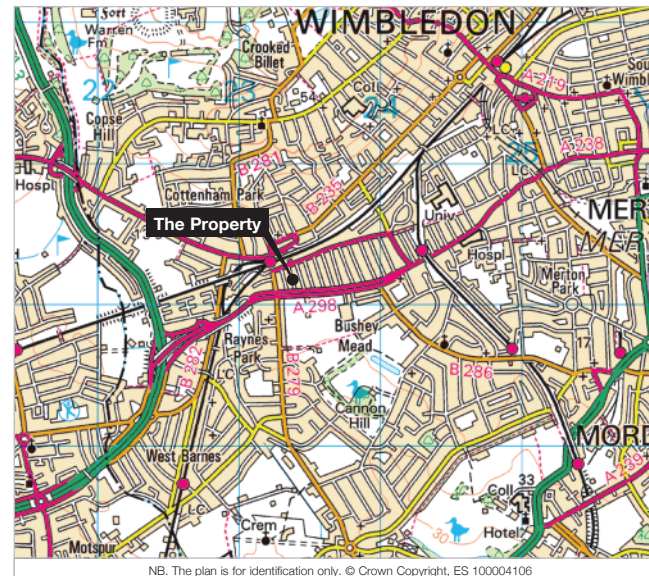
#### Description

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from gardens to the front and rear.

#### Accommodation

**Ground Floor** – Two Reception Rooms, Kitchen

**First Floor** – Two Bedrooms, Bathroom/WC



NB. The plan is for identification only. © Crown Copyright, ES 100004106

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](http://www.alltop.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.