



Tenure

Freehold.

Location

The property is located on the north side of Abbeville Road, close to its junction with Gower Close in a well established residential area known locally as 'The Abbeville Village'. Local shops are available along Abbeville Road, with more extensive facilities being accessible in Clapham to the north-west, as well as in Brixton and Streatham to the north-east and south-east respectively. London Underground (Northern Line) services run from Clapham South Station and Clapham Common Station is also within reach. Several bus routes run close to the property and the South Circular Road and A24 are both easily accessible. The open spaces of Clapham Common, Tooting Bec Common and Brockwell Park are within easy reach to the north, south and east respectively.

Description

The property comprises a semi-detached house arranged over lower ground, ground and three upper floors beneath a pitched roof. The property benefits from front and rear gardens. The property is presented in shell condition and may afford potential for conversion to provide self-contained flats, subject to all necessary consents being obtained.

Accommodation

Lower Ground Floor – Two Rooms, WC and shower

Raised Ground Floor – Two Rooms

First Floor – Room in shell condition

Second Floor – Room in shell condition

Third Floor – Room in shell condition

Planning

Local Planning Authority: Lambeth Council.

Tel: 0207 926 1000.

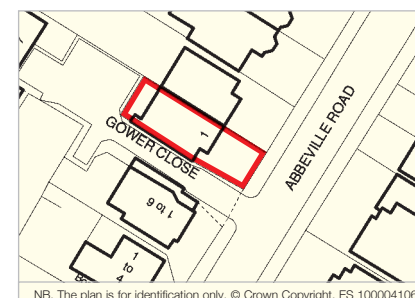
The property may afford possible potential for conversion to provide self-contained flats, subject to obtaining all necessary consents.

London SW4 1 Abbeville Road, Clapham SW4 9LA

- **A Freehold Well Located Semi-Detached House**
- **Providing Five Bedroom Accommodation**
- **Rear Garden**
- **Shell Condition**
- **Possible potential for Conversion to provide Self-Contained Flats subject to all necessary consents being obtained**

Vacant Possession

**SIX WEEK COMPLETION
AVAILABLE**



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

To View

The property will be open for viewing every Thursday between 3.15 – 3.45 p.m. and Saturday between 2.00 – 2.30 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD). Viewers are advised to take caution when viewing the property due to its internal condition.

Seller's Solicitor

WGS Solicitors (Ref: M Lester).

Tel: 0207 298 1590.

Email: m.lester@wgs.co.uk

VACANT – Freehold House

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 £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.