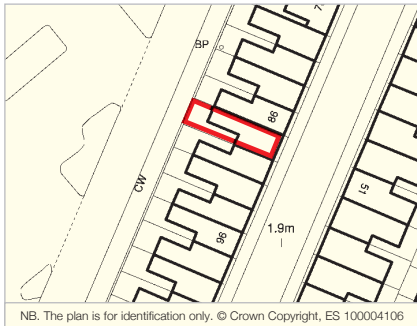


## London SW8

### 88 Crimsworth Road, Vauxhall SW8 4RL

- **A Freehold Mid Terrace Building**
- Internally arranged to provide a Self-Contained Maisonette and a Non Self-Contained Flat
- Flat subject to a Regulated Tenancy. Maisonette Vacant
- Possible potential for Reconfiguration to provide either a Single Dwelling House or Two Self-Contained Flats, subject to obtaining all necessary consents
- Total Current Rent Reserved  
**£6,552 per annum from One Flat with Maisonette Vacant**



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

#### **Seller's Solicitor**

GCL Solicitors (Ref: Simon Wilson).  
Tel: 01483 577091.  
Email: siw@gclsols.com

#### **VACANT/INVESTMENT – Freehold Building**



#### **Tenure**

Freehold.

#### **Location**

The property is situated on Crimsworth Road, to the north of its junction with Thorparch Road. The extensive shops, restaurants, bars and cafés of Vauxhall, Brixton and Clapham are all within reach. Furthermore, the property is well located for public transport links, with Vauxhall, Battersea Park, Queenstown Road and Wandsworth Road Rail Stations all being close by. Stockwell Underground Station (Victoria and Northern Lines) is within walking distance to the south-east. The open spaces of Battersea Park are approximately ¾ mile to the west.

#### **Description**

The property comprises a mid terrace building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide one self-contained maisonette and one non self-contained flat. There is a rear yard and a decked terrace.

#### **Accommodation**

**Ground Floor Flat** – Two Rooms, Bathroom with wash basin, Kitchen through to WC

#### **First and Second Floor Maisonette**

**First Floor** – Reception Room, Bedroom with En-Suite Shower Room with WC and wash basin, Kitchen/Diner, Separate Shower Room with WC and wash basin

**Second Floor** – Bedroom with En-Suite Shower Room

#### **Tenancy**

The ground floor flat is subject to a Regulated Tenancy at a registered rent of £126 per week (effective date 24th May 2014, re-registration now due). Please refer to the Special Conditions of Sale for further details.

#### **Planning**

Local Planning Authority: Lambeth Borough Council.

Tel: 0207 926 1180.

Website Address: [www.lambeth.gov.uk](http://www.lambeth.gov.uk)

The property may afford potential for reconfiguration to provide a single dwelling house or two self-contained flats, subject to obtaining all necessary consents.

#### **To View**

The property will be open for viewing every Monday and Friday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

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.

**Lot 124 Withdrawn**