



Tenure

Freehold.

Location

The property is situated on the west side of Copleston Road to the north of its junction with Avondale Rise. Local shops and amenities are located to the north along Peckham High Street. Peckham Rye Rail Station is located to the north-east and provides direct access to the extensive facilities of central London. The A202 (Peckham High Street) leads to the A3.

Description

The property comprises a semi-detached building arranged over lower ground, raised ground and first floors beneath a pitched roof. The building is internally arranged to provide three self-contained flats. There is a rear garden which can be accessed through Flat A.

Accommodation

A schedule of Accommodation is set out below.

Flat	Floor	Accommodation
A	Lower Ground Floor	Reception Room, Bedroom, Kitchen, Bathroom with WC and wash basin
B	Raised Ground Floor	Reception Room, Bedroom, Kitchen, Bathroom with WC and wash basin
C	First Floor	Reception Room, Bedroom, Kitchen, Bathroom with WC and wash 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.alltop.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.

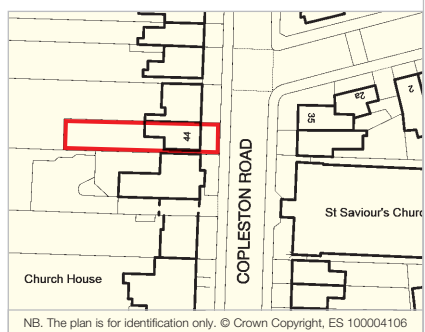
London SE15

44 Copleston Road, Peckham SE15 4AD

- A Freehold Semi-Detached Building
- Internally arranged to provide Three Self-Contained Flats
- Rear Garden (accessed through Flat A)

Vacant Possession

BY ORDER OF HEXAGON
HOUSING ASSOCIATION



To View

The property will be open for viewing every Monday between 3.15 – 3.45 p.m. and Saturday between 1.45 – 2.15 p.m. before the Auction These are open viewing times with no need to register. (Ref: UD).

VACANT – Freehold Building