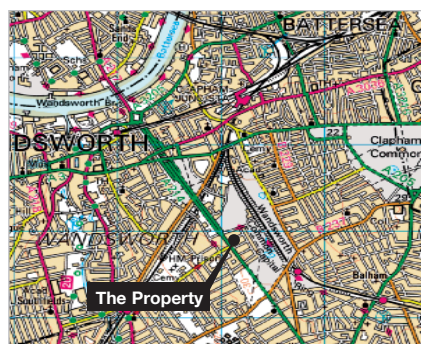


London SW18

Ground Floor, 280 Trinity Road, Wandsworth SW18 3RG

- A Long Leasehold Self-Contained Ground Floor Flat
- Well located adjacent to Wandsworth Common
- Unmodernised
- Outside space at rear
- Bellevue Road and Wandsworth Common Rail Station only half a mile away

Vacant Possession



To View

The property will be open for viewing every Thursday 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 – Long Leasehold Flat



Tenure

Long Leasehold. The property is held on a lease for a term of 999 years from 1st January 2017 (thus having approximately 998 years unexpired) at a peppercorn ground rent.

Location

The property is situated on the east side of Trinity Road, between its junctions with Henderson Road and Nicosia Road. Forming the leading edge of "The Toast Rack", the property benefits from local shops to the north, whilst Bellevue Road is only half a mile away. The open spaces of Wandsworth Common are immediately to the east. Wandsworth Common Rail Station provides direct services to London Victoria in 15 minutes.

Description

The property was most recently used as a satellite doctors surgery and as such is currently configured to provide three rooms and WC. However, it was originally arranged to provide an entrance hall, reception room, bedroom, kitchen and bathroom, as can be seen in the lease dated 15th December 1982 (see legal pack). The property benefits from outside space to the rear.

Accommodation

Current Accommodation – Entrance Hall, Waiting Room, Two Rooms (Partitioned), WC with wash basin

Previous Accommodation (As per the lease plan) – Entrance Hall, Reception Room, Kitchen, Bedroom, Bathroom with WC and wash basin

Planning

Local Planning Authority: Wandsworth Council.

Tel: 0208 871 8602.

Planning permission (Ref: 2018/0254) for 'change of use from doctors surgery (Class D1) to residential (Class C3)' was granted on 13th March 2018.



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 £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.