

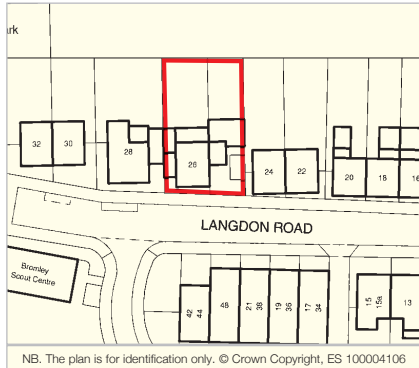
## Bromley

### Horizon House, 26 Langdon Road, Kent BR2 9JS

- **A Freehold Detached Building**
- GIA Approximately 164 sq m (1,766 sq ft)
- Occupying a Site extending to Approximately 0.047 Hectares (0.117 Acres)
- Off-Street Parking and Rear Garden
- Possible for Change of Use/Redevelopment including Residential, subject to obtaining all necessary consents

## Vacant Possession

BY ORDER OF OXLEAS NHS TRUST



### To View

The property will be open for viewing every Monday and Saturday before the Auction between 11.45 a.m. – 12.15 p.m. These are open viewing times with no need to register. (Ref: UD).

### VACANT – Freehold Building



### Tenure

Freehold.

### Location

The property is located on the north side of Langdon Road, to the west of its junction with Wendover Road. Wendover Road leads to Masons Hill to the south, which in turn provides access to Kentish Way (A21) to the west. An extensive range of shops, restaurants and other facilities is available nearby in Bromley town centre to the west. Rail services run from Bromley South Station approximately 0.3 miles to the west, which provides direct access to Central London. The open spaces of Church House Gardens are nearby.

### Description

The property comprises a detached building (D1 Use) arranged over ground and first floors beneath a pitched roof. The property benefits from off-street parking and a garden to the rear.

### Accommodation

**Ground Floor** – Two Reception Rooms, one leading to Two Further Rooms, Office/Reception Room through to Utility Room and Shower Room with wash basin, Kitchen through to Further Room and WC and wash basin

**First Floor** – Three Bedrooms, Bathroom with WC and wash basin

Total area (GIA) approximately 164 sq m (1,766 sq ft)

**Site area** extending to approximately 0.047 hectares (0.117 acres).

### Planning

Local Planning Authority: London Borough of Bromley.

Tel: 020 8313 4956.

The property may offer potential for change of use/redevelopment including residential, subject to obtaining all necessary consents.

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.allsop.co.uk](http://www.allsop.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.