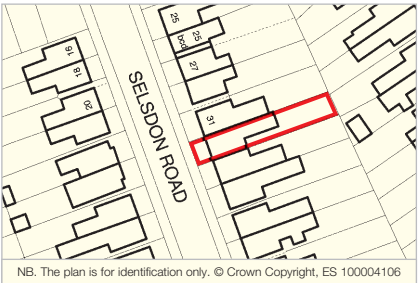
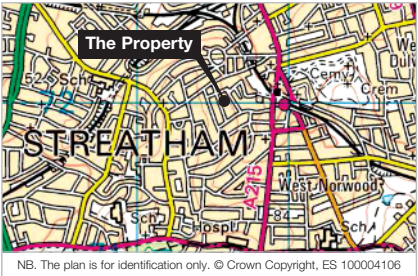


**London SE27**  
**33 Selsdon Road,**  
**West Norwood**  
**SE27 0PQ**

- **A Freehold Mid Terrace Building**
- Internally arranged to provide a Self-Contained Flat and a Self-Contained Maisonette
- Flat (A) subject to a Long Lease
- Maisonette (B) Vacant

**Maisonette (B)**  
**Vacant**

**BY ORDER OF A HOUSING ASSOCIATION**



**To View**

The property will be open for viewing every Tuesday and Saturday before the Auction between 3.00 – 3.30 p.m. These are open viewing times with no need to register. (Ref: UD).

**INVESTMENT/VACANT – Freehold Building**



**Tenure**  
Freehold.

**Location**  
The property is situated on Selsdon Road to the north of its junction with Wolfington Road. Local shops and amenities are available within West Norwood and in both Streatham and Dulwich to the west and east respectively. Rail services run from West Norwood Station approximately 0.3 miles to the east. The nearby A215 provides access to the A205 (South Circular Road) to the north and A232 and A23 to the south. The open spaces of Brockwell Park, Belair Park and Dulwich Park are all situated within easy reach.

**Description**  
The property comprises a mid terrace building arranged over ground, first and second floors beneath a flat roof. The property is internally arranged to provide a self-contained ground floor flat and a self-contained first and second floor maisonette.

**Accommodation and Tenancies**

Unit	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
A	Ground Floor	–	Subject to a lease for a term of 125 years and 5 days from 19th June 2015	Peppercorn
B	First Floor	Kitchen, WC, Shower Room	Vacant	
	Second Floor	Reception Room, Three Bedrooms		

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 £750 (including VAT) upon exchange of sale memoranda.