

London SW14
99 Grosvenor Avenue,
East Sheen
SW14 8BU

- **A Freehold Mid Terrace House**
- **Providing Three Bedroom Accommodation**
- **Possible potential for Loft Conversion subject to obtaining all necessary consents**
- **Rear Garden**

Vacant Possession



To View

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

Joint Auctioneer

Messrs Willmotts (Ref: Ms K Martin-Yates).
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Seller's Solicitor

Messrs Shakespeare Martineau (Ref: SD).
Tel: 0121 214 1243.
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VACANT – Freehold House



Tenure

Freehold.

Location

The property is situated on the north side of Grosvenor Avenue, to the east of its junction with Grosvenor Gardens, which runs off the north side of Upper Richmond Road West (A205). Local amenities are available in East Sheen itself and the further facilities of both Putney and Richmond are accessible. Rail services run from both Mortlake and Barnes Stations and the A205 (South Circular Road) is close by. Richmond Park is to the south and the River Thames is to the north.

Description

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched tile clad roof. There are front and rear gardens and an external WC. The property may afford potential for a loft extension, subject to all necessary consents being obtained.

Accommodation

Ground Floor – Reception Room Front, Reception Room Rear, Dining Room with Kitchenette off

First Floor – Three Bedrooms, 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.