

## Thornton Heath Flat 2, 7 Dunheved Road, Surrey CR7 6AD

**SIX WEEK COMPLETION AVAILABLE**

### Tenure

Leasehold. The property is held on a lease for a term of 99 years from 1st August 1987 (thus having approximately 68 years unexpired) at a current ground rent of £10 per annum. The seller will assign the benefit of the Section 42 Notice to the buyer on completion.

### Location

The property is situated on the south side of Dunheved Road. Local amenities are available along London Road, with the more extensive facilities of Croydon being to the south. West Croydon Rail Station is approximately 1.1 miles to the south. The A235 provides access to the A23 and in turn the M25 Motorway. Croydon University Hospital is close by.

### Description

The property comprises a self-contained first floor flat situated within a building arranged over ground and two upper floors.

**VACANT – Leasehold Flat**

## A Leasehold Self-Contained First Floor Flat

### Accommodation

Reception Room, Bedroom, Kitchen, Bathroom/WC

### To View

The property will be open for viewing every Wednesday between 11.30 a.m. – 12.00 p.m. and Saturday between 10.30 – 11.00 a.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).



## London SE19 25a Beaumont Road, Upper Norwood SE19 3QZ

**SIX WEEK COMPLETION AVAILABLE**

### Tenure

Leasehold. The property is held on a lease for a term of 189 years from 29th September 1957 (thus having approximately 128 years unexpired) at a ground rent of a peppercorn.

### Location

The property is situated on the south side of Beaumont Road, to the south of its junction with Moore Road. Local shops and amenities are available along Crown Lane to the north, with a more extensive range being accessible in West Norwood to the north. Rail services run from West Norwood Station approximately 1 mile to the north and from Gipsy Hill Station approximately 1.1 miles to the north-east. The A23 is to the west and provides access to the M25 (Junction 7) and M23 (Junction 8) Motorways. The open spaces of Upper Norwood Recreation Ground are nearby.

### Description

The property comprises a first floor self-contained flat situated within a two storey semi-detached building beneath a pitched roof. The property benefits from a section of rear garden.

**VACANT – Leasehold Flat**

## A Leasehold Two Bedroom First Floor Flat with Garden

### Accommodation

Reception Room, Two Bedrooms, Kitchen, Bathroom/WC

### To View

The property will be open for viewing every Wednesday between 10.30 – 11.00 a.m. and Saturday between 9.30 – 10.00 a.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).



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](http://www.alltop.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.