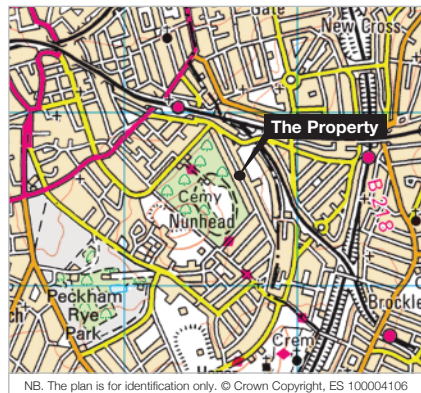


London SE15
114 Ivydale Road,
Nunhead
SE15 3BS

- **A Freehold Mid Terrace House**
- Providing Five Room Accommodation
- Rear Garden
- Close to Peckham Rye Park

Vacant Possession

BY ORDER OF A HOUSING ASSOCIATION



To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 1.00 – 1.30 p.m. These are open viewing times with no need to register. (Ref: UD).

VACANT – Freehold House



Tenure

Freehold.

Location

The property is located on the west side of Ivydale Road, to the south of its junction with Linden Grove. Shops and amenities are within easy reach, with a more extensive range of facilities being accessible in Peckham to the north-west. Nunhead Station is approximately 0.3 miles from the property and provides frequent services to London Victoria with a fastest journey time of approximately 15 minutes. The open spaces of Telegraph Hill Park and Peckham Rye Park are within easy reach.

Description

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a garden.

Accommodation

Ground Floor – Two Rooms, Kitchen/Diner, WC with wash basin

First Floor – Three Rooms, 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.allso.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.