

**REFURBISHMENT OPPORTUNITY  
6 WEEK COMPLETION**



**SITUATION**

The flats are accessed from The Rosary and form the upper part of a Tesco Convenience Store within a local shopping parade in Bywood Avenue serving the surrounding residential area, just off the A222 Long Lane which links with the A23 London Road.

The property is within easy reach of Elmers End Mainline Station and benefits from close proximity to South Norwood Country Park and the Restaurant and shopping amenities of Elmers End.

**PROPERTY**

Forming the upper parts of a terraced property comprising **3 Self-Contained Flats in need of modernisation** on first and part second floor level. The property also includes a **Garage**.

**VAT is NOT payable in respect of this Lot**

**ACCOMMODATION**

**Flat 10a (First/Second Floor):**

4 Rooms, Kitchen, Bathroom/WC (990 sq.ft.)

**Flat 12a (First Floor):**

2 Rooms, Kitchen, Bathroom/WC (435 sq.ft.)

**Flat 14a (First Floor):**

2 Rooms, Kitchen, Bathroom, Sep WC (530 sq.ft.)

**Outside:**

Garage

**TENURE**

**Leasehold for a term of 999 years from 22nd May 2012 at a peppercorn**

**Offered with FULL VACANT POSSESSION**

**Note: There may be potential to extend into the roof space above Nos 12a & 14a subject to planning consent.**

**3 Vacant Flats**

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

**VENDOR'S SOLICITORS**

Vyman - Tel: 020 8427 9080

Ref: Ms Jaymini Ghelani - Email: jaymini.ghelani@vyman.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts