

6 WEEK COMPLETION



SITUATION

Located close to the junction with Boundfield Road in this residential area mid way between Grove Park and Bellingham Rail Stations. In addition, there are good road communications being within easy reach of the A205 (South Circular Road) which links to the A2 (Rochester Way). Catford lies approximately 6 miles south-east of central London.

PROPERTY

An end of terrace building comprising a **3 bed House** with UPVC double glazing, gas central heating and a side gate leading to a **74ft Rear Garden**.

VAT is NOT payable in respect of this Lot

ACCOMMODATION*

Ground Floor

Front Room	}	12'8" × 22'10"
interconnecting to Rear Room		
Kitchen		5'11" × 9'11"

First Floor

Bedroom 1	13'3" × 13'0"
Bedroom 2	12'11" × 9'3"
Bedroom 3	10'3" × 7'10"
Bathroom/WC	6'3" × 5'11"

Total GIA Approx 870 sq ft

*Room sizes to maximum points

FREEHOLD offered with FULL VACANT POSSESSION

Note: No. 61 Crutchley Road (2 bed mid terrace house) is currently under offer in excess of £180,000.

Vacant 3 Bed House

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
Vyman Solicitors – 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 £600 (including VAT) upon exchange of contracts