

**6 WEEK COMPLETION**



**SITUATION**

Located close to the junction with Norman Road in this residential area, just a few hundred yards from West Sutton Main Line Station and less than a mile from the varied shopping facilities of both High Street, Sutton and High Street, Cheam.

Sutton is located approximately 11 miles south-west of central London and 5 miles to the east of Croydon.

**PROPERTY**

A detached building comprising **2 newly converted 1 Bed Self-Contained Flats** planned on the ground and first floor. The property includes 2 parking spaces (one at the front and one at the rear) and each flat benefits from:

- a private entrance
- fitted kitchen with integrated dishwasher, oven & hob and fridge / freezer
- independent gas central heating
- uPVC double glazing
- modern Bathroom/WC.

**ACCOMMODATION**

**Flat A – Ground Floor**

Open Plan Living Room/Kitchen  
Bedroom  
Ensuite Bathroom/WC

**Flat B - First Floor**

Open Plan Living Room/Kitchen  
Bedroom  
Bathroom/WC

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

**FREEHOLD offered with FULL VACANT POSSESSION**

**Note: Both flats are ready for immediate occupation for either rental or home ownership.**

**2 Vacant Flats  
Plus Freehold**

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

**VENDOR'S SOLICITORS**

Courtyard Solicitors - Tel: 020 8946 9466  
Ref: S. White, Esq - Email: legal@courtyardsolicitors.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 £500 (including VAT) upon exchange of contracts