



**SITUATION**

Located close to the junction with Boyson Road being within walking distance to the open spaces of Burgess Park. The property is within 1 mile of Oval Underground Station (Northern Line) and just over a mile from both Elephant & Castle Underground Station (Bakerloo & Northern Line) and Elephant & Castle Overground Station.

**PROPERTY**

Forming part of a mid terraced building comprising a **Self-Contained 2 Bed Flat** on the first floor accessed from the rear of the property.

**ACCOMMODATION**

**First Floor Flat**

2 Bedrooms, Living Room with Kitchenette, Bathroom/WC

**Vacant 2 Bed Flat**

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

\* Refer to Point 9 in the 'Notice to all Bidders' page

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

**TENURE**

**Leasehold to be for a term of 125 years from completion at a ground rent of £200 p.a.**

**Offered with FULL VACANT POSSESSION**

**VENDOR'S SOLICITORS**  
KHH Law LLP – Tel: 020 8800 8866  
Ref: N.Hanan Esq – Email: nigelhanan@khhlaw.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