



**SITUATION**

Located close to the junction with Lewisham Way amongst a large variety of shopping facilities including **Tesco Express**, **Ladbrokes**, **Pizza Hut Delivery** and nearby **Goldsmiths University of London**, within ½ mile of Deptford Bridge Tube Station (DLR) and New Cross Station (Overground & South Eastern Lines).

The property lies approx. 4 miles south-east of the City of London and just over 2 miles south of Canary Wharf.

**PROPERTY**

Comprising a **1 Bed Self-Contained Flat** located on the first floor of this period building with front access from Upper Brockley Road. **The flat has been newly refurbished** and benefits from uPVC double glazing, gas central heating and use of a **shared Roof Terrace**.

**ACCOMMODATION**

**First Floor Flat**

Bedroom	14'10" x 8'6"
Living Room	11'0" x 9'11"
Kitchen	9'10" x 7'3"
Bathroom/WC	5'7" x 5'2"

**VAT is NOT applicable to this Lot**

**TENURE**

**Leasehold for a term of 125 years from 29th September 2016 at a ground rent of £350 p.a. rising by £100 every 25 years.**

**Offered with VACANT POSSESSION**

**Vacant 1 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



**JOINT AUCTIONEERS**

Cannon Kallar,  
186a Deptford High Street,  
Deptford, London SE8 3PR.  
Tel: 020 8692 0555. Ref: J. Cannon.

**VENDOR'S SOLICITORS**

Freemans Solicitors - Tel: 020 7935 3522  
Ref: H. Freeman - Email: hf@freemanssolicitors.net

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