

View from Parchmore Road



Photograph taken June 2016

### SITUATION

Located directly off Parchmore Road in this well known residential area midway between Streatham to the north and Croydon to the south.

### PROPERTY

Comprising a **Roadway together with a Communal Landscaped Area** serving a residential development of 9 houses.

**VAT is NOT applicable to this Lot**

**FREEHOLD** subject to any rights of way and easements that may exist thereover from adjoining owners.

**Note: The Freeholder is entitled to demand a service charge of £500 p.a. from each of the 9 home owners (total service charge £4,500 p.a.) for the upkeep and management.**



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# Roadway & Land

The Surveyors dealing with this property are  
**Jonathan Ross** and **Steven Grossman**

### Vendor's Solicitors

Karis Spyris LLP

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For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page