



Ground Floor Flat

SITUATION

Located close to the junction with Thornsbeach Road in this quiet, sought after residential area less than 1/2 a mile from Catford town centre.

Catford is located approximately 6 miles south-east of central London with good road links via the A21 and A205 (South Circular Road) and rail links via Catford and Catford Bridge Overground Stations.

PROPERTY

Forming part of a semi-detached building comprising a **Self-Contained 2 Bed Flat** on the ground floor. The property includes a **Front Forecourt for parking** and a **Rear Garden**.

The property also includes:

- Gas central heating (not tested)
- uPVC double glazing
- Hob & Oven

VAT is NOT applicable to this Lot

ACCOMMODATION

Ground Floor Flat (measurements to maximum points)

Reception Room	14'2" x 17'1" (into Bay)
Bedroom 1	10'7" x 11'9" (door to Garden)
Bedroom 2	7'3" x 8'6"
Kitchen	5'9" x 7'10"
Shower Room/WC	7'2" x 4'5"

GIA Approx. 690 sq ft

TENURE

Leasehold for a term of 125 years from 11th December 1989 (thus having approx. 94 years unexpired) at a fixed ground rent of £10 p.a.

Offered with Vacant Possession

Note: No. 9a Arran Road (2 bed flat) sold in July 2019 for £410,000 (Source: www.rightmove.com).

Vacant 2 Bed Flat

The Surveyors dealing with this property are
Elliott Greene and **Steven Grossman**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

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