



SITUATION

Located on the corner with Oaks Avenue, close to the local shops and the open space of Norwood Park, in this popular area. Gipsy Hill is located between Dulwich and Crystal Palace, some 5 miles south of Central London and is well served by Gipsy Hill Rail Station (Southern) with services to London Victoria and London Bridge.

PROPERTY

An end of terrace house comprising **2 x 1 Bed Self-Contained Flats** on ground and first floors in need of modernisation. The property includes a **46 ft Garden** and **2 Garages** at the rear.

ACCOMMODATION (measurements to maximum points)

Ground Floor Flat

Living Room	15'2"	×	13'2"
Bedroom	11'8"	×	11'0"
Kitchen	12'6"	×	11'3"
Bathroom/WC	5'11"	×	8'9"

GIA Approx. 563 sq ft

First Floor Flat

Living Room	15'2"	×	13'4"
Bedroom	11'9"	×	11'1"
Kitchen	10'3"	×	16'7"
Shower/WC	8'3"	×	5'3"

GIA Approx. 604 sq ft

Total GIA Approx. 1,167 sq ft

Plus 2 Garages

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: There may be potential for a residential development in place of the Garages at the rear, subject to obtaining the necessary consents.

Note 2: There is potential to create additional accommodation in the roof similar to other nearby properties as well as a single storey rear extension, subject to obtaining the necessary consents.

Note 3: Refer to the Auctioneers for the video tours and floor plans of the property.

2 Vacant Flats with Development Potential

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 £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

F Barnes Solicitors
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Oaks Avenue frontage



Double garage at rear

