

# Lot 4

14 Rockhampton Close, West Norwood,  
London SE27 0NG

**\*Guide: £600,000+**

Vacant 3 Bed House.

By order of Lasting Power of Attorney.  
In same family ownership for approx. 48 years.



## SITUATION

Located at the junction with Rockhampton Road, within easy walking distance of West Norwood Station (Southern Line) and the shops, restaurants, cafés and bars of Knights Hill and Norwood High Street. West Norwood is located between Streatham, Dulwich and Crystal Palace, some 5 miles south of central London and benefits from easy access via the A205 (South Circular Road).

## PROPERTY

An Edwardian Period semi-detached **3 Bed House** on ground and first floors. In addition, the property includes a **Garage** and a **Garden**.

## ACCOMMODATION (measurements to maximum points)

### Ground Floor

Reception Room 1	15'11" x 11'11"
Reception Room 2	15'1" x 10'5"
Kitchen/Diner	30'8" x 9'2"
Conservatory	12'0" x 10'0"
Bathroom/WC	

### First Floor

Bedroom 1	16'2" x 11'11"
Bedroom 2	14'11" x 7'10"
Bedroom 3	11'9" x 7'10"
WC	

**GIA Approx. 1,596 sq ft**

**Plus Garage**

VAT is NOT applicable to this Lot

**FREEHOLD offered with VACANT POSSESSION**

**Note 1: The adjoining house (1 Rockhampton Close) sold in December 2020 for £1,265,000 (source: zoopla.co.uk).**

**Note 2: There is a 6 week completion.**

**Note 3: Refer to the Auctioneers for the floor plan and video tour of the property.**

# Vacant 3 Bed House

The Surveyors dealing with this property are  
**John Barnett and Rocco Kay**

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

Streeter Marshall  
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