

**LOT  
5**

## 38 Avarn Road Tooting, London SW17 9HA

A two bedroom purpose built flat requiring modernisation with own garden, convenient for shops and stations.  
**Vacant.**

### Tenure

Leasehold. 125 years from 25th December 2004. Ground rent £150 per annum rising.

### Location

- Avarn Road is a popular tree-lined road, forming part of a convenient established residential area off the south side of Mitcham Road (A219), between Bickersteth Road and Byton Road
- Local shops are close by, whilst the retail centre of Tooting is nearby
- St George's Hospital is within easy reach
- The leisure areas of Tooting Bec Common and Figges Marsh are easily accessible

 Tooting Broadway (Northern Line)

 Tooting

### Description

- A ground floor purpose built flat with own entrance forming part of a mid terrace building
- The interior requires modernisation
- Own section of a 30ft west facing garden
- There is potential to extend/rearrange subject to the requisite consents

### Accommodation

- Ground Floor – Entrance Hall, Reception Room, Two Bedrooms, Shower Room, Kitchen, Lobby, Separate WC

### Viewing

Please refer to our website  
[savills.co.uk/auctions](https://www.savills.co.uk/auctions)



**LOT  
6**

## 73 Aylands Road Enfield, Middlesex EN3 6PW

A three bedroom mid terrace house, well located close to the shopping facilities of Hertford Road and recreational amenities of Albany Park. **Vacant.**

### Tenure

Freehold.

### Location

- Located near to the junction of Aylands Road and Larman Road
- A range of shopping facilities can be found nearby along Hertford Road and to a further extent in the centre of Enfield
- Recreational amenities of Albany Park and Forty Hall Country Park are both easily accessible

 Turkey Street, Enfield Lock

### Description

- A mid terrace house
- In need of modernisation
- Rear garden

### Accommodation

- Ground Floor – Two Reception Rooms, Kitchen
- First Floor – Three Bedrooms, Bathroom/WC

### Viewing

Please refer to our website  
[savills.co.uk/auctions](https://www.savills.co.uk/auctions)

**Six Week Completion**

