

**LOT
17**

48A Westbere Road West Hampstead, London NW2 3RU

A four bedroom split level flat of approximately 1,615 sq ft with potential to split into two units. Well located for the amenities of West End Lane and Mill Lane. **Vacant.**

Tenure

Leasehold. 999 years from 1st January 1977.
Ground rent £5 per annum.

Location

- Located near the junction with Minster Road
- Multiple shopping and transport facilities are easily available on both West End Lane and Mill Lane, whilst further amenities on Finchley Road are easily accessible
- Leisure facilities can be found in Fortune Green and to a greater extent on the wide expanses of Hampstead Heath
- Choice of transport facilities includes West Hampstead (Jubilee Line), West Hampstead (Thameslink), West Hampstead (Overground), Kilburn (Jubilee Line), Cricklewood (Thameslink) and multiple bus routes

- Kilburn, West Hampstead (Jubilee Line)
- West Hampstead, Cricklewood, Brondesbury

Description

- A split level flat
- Internally, the property is in need of modernisation, which presents the purchaser with the ideal opportunity to carry out works to their own specification
- Benefits from its own access
- Potential to create two units, subject to the necessary consents

Accommodation

- Ground Floor – Entrance Hall
- First Floor – Hall, Reception Room, Three Bedrooms, Kitchen, Utility, Bathroom/WC
- Second Floor – Bedroom, Storage Area
- GIA 1,615 sq ft

Viewing

Please refer to our website
savills.co.uk/auctions



**LOT
18**

Flat 4, 56 Coombe Road South Croydon, Surrey CR0 5SG

Of interest to owner occupiers and rental investors. A good size studio flat in convenient residential location near South Croydon Station and the town centre. **Vacant.**

Tenure

Leasehold. 125 years from 25th March 2014. Ground rent £250 per annum rising.

Location

- Situated near the junction of Coombe Road and Birdhurst Road in a popular and convenient residential location
- The retail and commercial centre of Croydon, together with the proposed Westfield shopping development, is within easy reach
- The leisure areas of Park Hill Park, Lloyd Park and the Fairfield Halls Entertainment and Conference Centre are nearby
- The A232 provides good links to the A23, M25 and M23

- South Croydon

Description

- A good size first floor studio flat forming part of a converted bay fronted semi-detached house
- The carpeted interior, which has electric heating and double glazing, is presented in reasonable decorative order
- There is a fitted kitchen with appliances and a tiled bathroom/WC

Accommodation

- First Floor – Studio Room, Kitchen, Bathroom/WC

Six Week Completion

Viewing

Please refer to our website
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