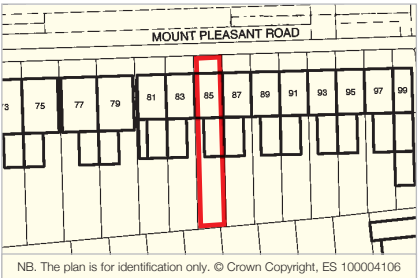


London SE13 85A & B Mount Pleasant Road, Lewisham SE13 6RG

- **A Freehold Mid Terrace Building**
 - Internally arranged to provide 2 x Self-Contained Two Bedroom Flats
 - Rear Garden
 - Possible potential for Extension and/or Loft Conversion subject to obtaining all necessary consents
- Vacant Possession**



To View
The property will be open for viewing every Wednesday between 2.30 – 3.00 p.m. and Saturday between 1.00 – 1.30 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor
Messrs Thomson Snell & Passmore
(Ref: Ms S Easton).
Tel: 01892 701163.
Email: sarah.easton@ts-p.co.uk

VACANT – Freehold Building



Tenure
Freehold.
Each flat is also held on a Long Lease. Please refer to the legal documents for further information.

Location
The property is situated on the south side of Mount Pleasant Road, to the west of its junction with Fordyce Road and within easy reach of the extensive shops and amenities of both Catford and Lewisham town centres. Both Hither Green and Ladywell Rail Stations are close by, whilst Docklands Light Railway services run from Lewisham Station. Road access is good, with the A20 and A205 (South Circular Road) being within easy reach to the north and south respectively. Several bus routes also serve the area. Lewisham Park and Mountsfield Park are within a short walk.

Description
The property comprises a mid terrace building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide two self-contained flats. The property benefits from a rear garden.

Accommodation
A schedule of Accommodation is set out below.

Flat	Floor	Accommodation
85A	Ground	Reception Room, Two Bedrooms, Kitchen, Bathroom with WC and wash basin
85B	First	Reception Room, Two Bedrooms, Kitchen, Bathroom with WC and wash basin Access to the rear garden

Planning
Local Planning Authority: Lewisham Council.
Tel: 0208 314 7400.
The property may afford potential for extensions and/or a loft conversion, subject to obtaining all necessary consents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.