

**LOT  
23**

## 23 Northbrook Road Croydon, Surrey CR0 2QL

An end of terrace house arranged as two flats (1 x two bedroom, 1 x one bedroom) in need of modernisation, well located for the extensive shopping facilities of Croydon and Thornton Heath. **Vacant.**

### Tenure

Freehold.

### Location

- Located near to the junction with Mayo Road
- Extensive shopping facilities and restaurants can be found nearby along Thornton Heath's High Street and in the centre of South Norwood and Croydon
- The recreational amenities of South Norwood Recreation Ground are easily accessible
- Croydon University Hospital is located close by

🚶 Selhurst, Thornton Heath

### Description

- A two storey end of terrace house
- Arranged as two flats
- In need of modernisation

### Accommodation

- Ground Floor Flat – Two Bedrooms, Own Entrance
- First Floor Flat – Reception Room, Bedroom, Kitchen, Bathroom/WC

### Viewing

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



**LOT  
24**

## 53 St James Court, St James's Road Croydon, Surrey CR0 2SF

A two bedroom purpose built flat in need of modernisation. Close to station and Croydon town centre. **Vacant.**

### Tenure

Leasehold. 125 years from 1st April 1998. Ground rent £75 per annum rising. A Section 42 Notice of the Leasehold Reform, Housing and Urban Development Act 1993 to extend the lease has been served on the landlord.

### Location

- Located near to the junction with London Road
- Extensive shopping and restaurant facilities can be found nearby along London Road and in Croydon's town centre
- The recreational amenities of Canterbury Road Recreation Ground and Mitcham Common are easily accessible

- Croydon University Hospital is located close by

🚶 West Croydon, East Croydon

### Description

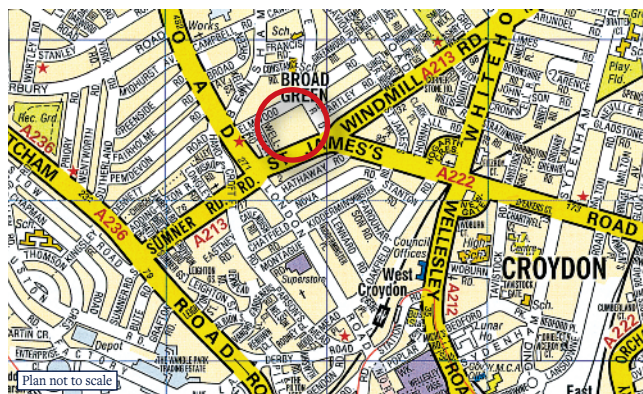
- A first floor flat
- Forms part of a purpose built block
- In need of modernisation

### Accommodation

- First Floor – Reception Room, Two Bedrooms, Kitchen, Bathroom/WC

### Viewing

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



Crown Copyright reserved.  
This plan is based upon the Ordnance Survey Map with the sanction  
of the Controller of H M Stationery Office.