

**LOT
11**

23/23A Ridsdale Road Penge, London SE20 8AE

*By Order of a
Housing Association*

A mid terrace property arranged as two self-contained flats (first floor flat sold on lease, ground floor flat vacant), the ground floor vacant flat requires modernisation.

Part Vacant.

Tenure

Freehold.

Location

- The property is situated close to the junction with Anerley Road
- Shopping facilities can be found locally on High Street, along with an excellent selection of cafés, bars and restaurants
- Recreational facilities can be found locally at Betts Park and Crystal Palace Park, which are both conveniently close by
- Nearby road communications are via the A234 and A214

🚶 Anerley, Penge West

Description

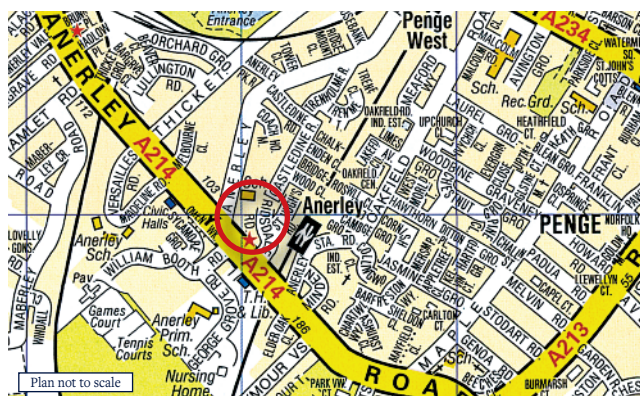
- A mid terrace property
- Arranged as two self-contained flats
- The ground floor flat, which requires modernisation, has part gas central heating (not tested)
- Rear garden

Accommodation

- Ground Floor Flat (23) – Entrance Hall, Three Rooms, Kitchen (no fixtures or fittings), Bathroom, WC
- First Floor Flat (23A) – Sold on lease for a term of 125 years from 11th April 1983. Ground rent £10 per annum

Viewing

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



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**LOT
12**

1 Thetford Road Dagenham, Essex RM9 6AP

A two bedroom end of terrace house in need of modernisation, on a site of approximately 2,294 sq ft, well located close to shopping and recreational amenities of the centre of Dagenham. **Vacant.**

Tenure

Freehold.

Location

- Located near to the junction of Thetford Road and Romsey Road
- An extensive range of shopping facilities can be found nearby in the centre of Dagenham
- Recreational amenities of Old Dagenham Park and Beam Valley Country Park are both easily accessible

🚶 Becontree (District Line)

🚶 Dagenham Dock

Description

- A two storey end of terrace house
- In need of modernisation
- Potential to extend (subject to requisite consents)
- Rear garden

Accommodation

- Ground Floor – Reception Room, Kitchen, Bathroom/WC
- First Floor – Two Bedrooms, WC
- Total site area approximately 2,294 sq ft

Viewing

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