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## Flat 2, 1 St James's Drive Wandsworth Common London SW17 7RN

By Order of  
Mountview Estates plc

A two bedroom flat requiring modernisation, in convenient location near shops, stations and Wandsworth Common.  
**Vacant.**

### Tenure

Leasehold. 125 years from 25th December 1995. Ground rent £50 per annum rising.

### Location

- Situated near the junction of St James's Drive and Trinity Road
- The shopping amenities of Tooting Bec and Balham are nearby, as are the fashionable cafés and restaurants along Bellevue Road
- The leisure areas of Wandsworth Common, Clapham Common and Tooting Bec are all easily accessible
- The A3 provides good road links into Central London and westwards to the M25

- 🚶 Tooting, Balham (Northern Line)
- 🚶 Wandsworth Common

### Description

- A ground floor flat with own entrance forming part of a converted detached building
- The interior, which has gas central heating, requires modernisation giving a buyer the opportunity to carry out improvements to their own specification
- There are communal gardens

### Accommodation

- Reception Room, Two Bedrooms, Kitchen, Bathroom/WC

### Six Week Completion

### Viewing

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



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## 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](http://savills.co.uk/auctions)

