

**LOT
23**

429 Wickham Road, Shirley Croydon, Surrey CR0 8DQ

Of interest to owner occupiers, investors, builders and developers. A well located two bedroom split level maisonette presented in fair decorative order with own rear garden.

Vacant.

Tenure

Leasehold. 99 years from 25th March 1983. Ground rent £25 per annum.

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

- Situated close to the junction with Cheston Avenue
- Shopping facilities are available locally on West Wickham High Street or to a greater extent in Croydon town centre, along with a good selection of cafés, bars and restaurants
- Recreational facilities can be found at Parkfields Recreation Ground, which is conveniently close by

- Nearby road communications are via the A232

- West Wickham, Croydon

Description

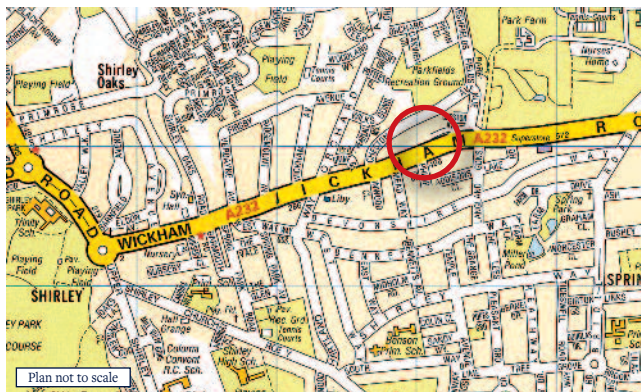
- A split level maisonette
- Presented in fair decorative order
- Own rear garden

Accommodation

- Ground Floor – Entrance Hall
- First Floor – Reception Room, Two Bedrooms, Kitchen/Diner, Bathroom/WC

Viewing

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



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

**LOT
24**

60A Wimbledon Park Road Southfields, London SW18 5SH

A good size two bedroom ground floor flat requiring modernisation, with planning applied for the erection of single storey rear/side extension. The property is within easy access of Southfields Underground station and the extensive shopping and recreational amenities of Wandsworth and nearby Putney. **Vacant.**

Tenure

Leasehold. 99 years from 29th September 1961. Ground rent £10 per annum. A lease extension has been agreed and further details can be seen in the legal pack.

Location

- Located close to the junction with Granville Road
- Shopping facilities can be found locally in Southfields and in the surrounding areas of Wandsworth and Putney
- King George's Park is close by and provides recreational facilities to the area

- Southfields (District Line)

Description

- A ground floor flat
- Forming part of a semi-detached three storey building
- The flat is in need of modernisation
- Benefits from rear patio garden

Accommodation

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

Planning

Planning (2019/1925 + 2019/1926 London Borough of Wandsworth) has been applied for the erection of a single storey rear/side extension to create a larger living space.

Viewing

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