

LOT
45

6 Hayles Street Lambeth, London SE11 4SS



By Order of
The London Borough
of Southwark

An attractive two bedroom mid terrace house requiring modernisation in a convenient residential location near the city – Vacant

Tenure

Freehold.

Location

- Located near the junction of Hayles Street and St George's Road in the West Square Conservation Area
- The property is situated in the Elephant and Castle opportunity area
- The City and Guys and St Thomas' Hospitals are both easily accessible
-  Elephant & Castle (Bakerloo Line)
-  Elephant & Castle, Waterloo

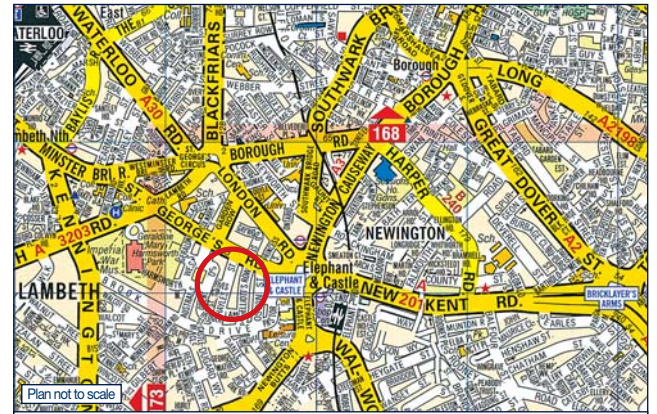
Description

- An attractive two storey mid terrace house
- The interior, which has gas central heating, requires modernisation
- There is a west facing rear garden of about 30 ft

Accommodation

- Ground Floor – Entrance Hall, Two Reception Rooms, Kitchen, Outside WC
- First Floor – Two Bedrooms, Bathroom/WC

Viewing. Please refer to pages 12-15



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

LOT
46

11A Phillip Walk Peckham, London SE15 3NH


By Order of
the London Borough of
Southwark

Of interest to owner occupiers and rental investors. A good size one bedroom flat, requiring modernisation, with garden near Peckham Rye Common – Vacant

Tenure

Leasehold. New 125 year lease from the date of completion. Ground rent £200 per annum rising.

Location

- Phillip Walk runs eastwards off Peckham Rye
- Local shopping amenities are close by whilst the centres of Peckham and East Dulwich are nearby
- The leisure areas of Peckham Rye Park and Peckham Rye Common are available
- Kings College, The Maudsley and Lewisham University Hospitals are all easily accessible
-  Nunhead, Peckham Rye

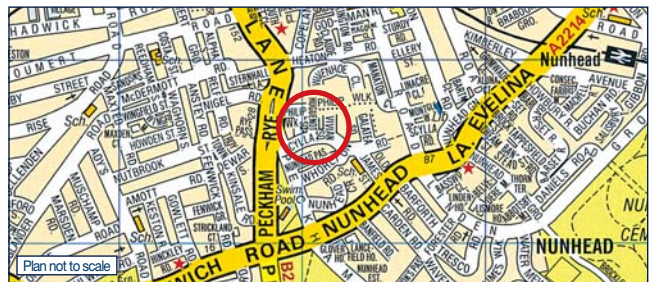
Description

- A good size ground floor flat with own entrance forming part of a semi-detached house
- The interior, which has part double glazing and gas central heating, requires modernisation
- The flat has its own section of a 20 ft rear garden

Accommodation

- Ground Floor – Entrance Hall, Reception Room, Bedroom, Kitchen, Bathroom/WC

Viewing. Please refer to pages 12-15



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