



LOT 170 | 59 Tankerton Terrace
Mitcham Road, Croydon CR0 3HL

Of interest to owner occupiers, developers and investors. A three bedroom semi-detached house, well located close to tramlink station Therapia Lane & Mitcham Junction Overground Station, providing excellent links to Central London – Vacant

Tenure
Freehold.

Location

- The property is located close to the junction with Aurelia Road
- Shopping facilities can be found locally and to a further extent in nearby Croydon Town Centre where there are numerous shops and restaurants
- Recreational facilities are found in the nearby leisure areas of Mitcham Common
- Mitcham Junction

Description

- Semi-detached two storey house
- Dated decorative order
- Gas central heating and double glazing
- Rear garden
- Extension potential subject to usual consents

Accommodation

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

Viewing. Please refer to pages 18-21



LOT 171 | 49 Cudworth House, Stewarts Road
Battersea, London SW8 4UT

A fifth floor two bedroom purpose built flat in need of some modernisation, close to shops and Battersea Park – Vacant

Tenure

Leasehold. 125 years from 15th March 1985.
Ground rent a peppercorn.

Location

- The property is located on Stewarts Road, which runs north off Wandsworth Road
- Shopping facilities, as well as a range of restaurants and bars, can be found on Wandsworth Road and Queenstown, whilst the fashionable areas of Chelsea and Clapham Common are nearby
- Leisure facilities can be found on the wide expanses of Battersea Park
- Vauxhall, Stockwell (Victoria Line)
- Wandsworth Road, Queenstown Road, Battersea Park

Description

- A fifth floor flat
- Internally the property, which is fully double glazed, is in need of some modernisation, which presents the purchaser with the ideal opportunity to carry out works to their own specification
- The property benefits from a balcony and open aspect
- Off-street private residents parking

Accommodation

- Fifth Floor – Two Bedrooms, Reception Room, Kitchen, Bathroom, Separate WC

Viewing. Please refer to pages 18-21



LOT 172 | 6 Borland Road
Nunhead, London SE15 3AJ

A three bedroom semi-detached house requiring modernisation near Peckham Rye Park – Vacant

By Order of Southwark Council

Tenure

Freehold.

Location

- Situated near the junction of Borland Road and Hichisson Road in a popular established residential area
- Local shopping amenities are nearby, whilst the centres of East Dulwich, Peckham and Lewisham are easily accessible
- The leisure areas of Peckham Rye Park, One Tree Hill Local Nature Reserve and Brenchley Gardens are all close by
- University Hospital Lewisham is within easy reach

- Honor Oak Park (Overground)
- Crofton Park

Description

- A two storey semi-detached house
- The interior, which has gas central heating, requires modernisation
- There is a rear garden of about 70'

Accommodation

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

Viewing. Please refer to pages 18-21

