

- Lower ground floor flat
- Leasehold (150 years from 24 June 2005)
- In need of design, repair, modernisation and planning
- Extent 409 SQFT
- Southwark, London
- Ideal for investors and developers
- Vacant
- Auction 27 June 2027



*Register to bid*

## Auction guide £110,000

### Lot 122 - Lower Ground Floor Flat, 85 Melbourne Grove, London, SE22 8RR

*A vacant leasehold (150 years from 24 June 2005) lower ground floor basement flat in need of design, modernisation, repair and planning permission with an extent of 409 SQFT. Ideal for investors and developers. (Title number: TGL267013)*

**FOR SALE BY AUCTION:** To be sold by public auction on the owner's instruction. A vacant leasehold (150 years from 24 June 2005) lower ground floor basement flat in need of design, modernisation, repair and planning permission with an extent of 409 SQFT. Ideal for investors and developers. To be sold via online bidding on Friday, 27 June 2025.

**Auctioneer's comments:** 'A unique opportunity for an investor/developer to bid and buy this property to overcome the design and layout challenges to realise substantial forced appreciation in a densely populated part of London'

**Auction date**

The property is to be sold by public auction on Friday, 27 June 2025 via a 2-hour online bidding window.

**To view**

The property can be viewed by booking onto one of the advertised managed block viewings. Once you have registered to bid by setting up your online bidding account, you will be emailed a Calendly link to do this. Each block viewing is strictly 30 minutes, and no ad hoc viewings will be available. In most cases, a video tour will be available.

**Description**

Leasehold, vacant, in need of design, repair and modernisation, 409 SQFT

**Location**

Southwark, London, 0.4 miles to East Dulwich railway station (Zone 2), 0.8 miles to North Dulwich railway station (Zone 2,3)

**Accommodation**

Lower ground floor: two rooms, landing, hall

**EPC rating**

F

**Tenure**

Leasehold with vacant possession  
150 years from 24 June 2005

**Local authority and council tax band**

London Borough of Southwark  
Council tax band: unknown

**Pre-auction bids**

To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions will be acceptable. Should your pre-auction bid be accepted, you will need to immediately pay the balance of the 10% deposit (min. £5,000) and all auction fees listed. The Auctioneer reserves the right to refuse any bid.

**Auction fees**

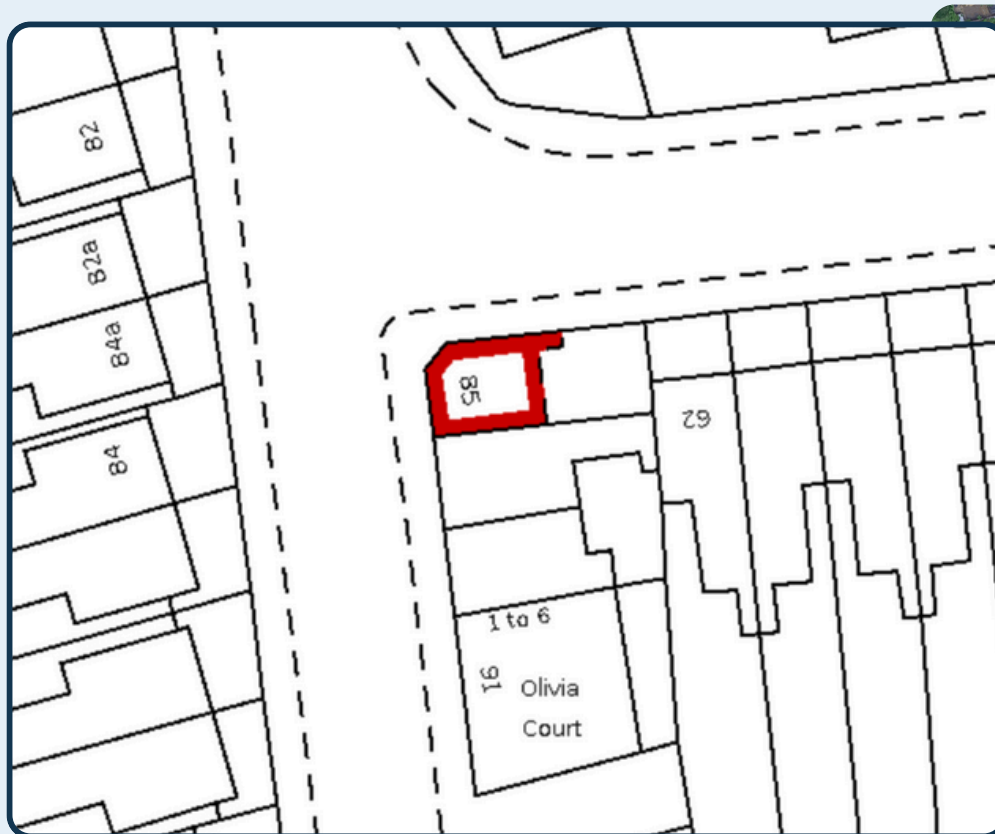
In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 2.5% plus VAT (min. fee of £2,100.00 plus VAT) of the purchase price and auction buying fee of £1,900.00 plus VAT. Please be aware that additional fees may be payable on completion, including disbursements in the legal pack. Check the legal pack for each lot you are interested in before bidding.



*Video Tour Lot 122*







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		