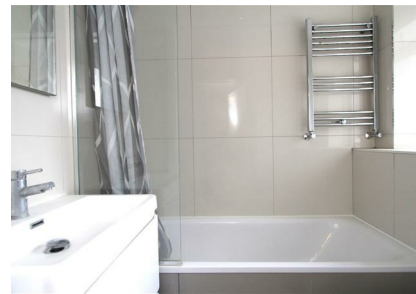


Clive Road, London, SE21 8BZ

£270,000

Council Tax Band:



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £270,000

We are delighted to bring to the market this attractive ground floor garden flat, being offered chain free. The property features two well proportioned bedrooms, a spacious reception room, a luxury fully tiled three piece bathroom suite, and a contemporary modern fitted kitchen. A standout feature of the property is the large private garden, perfect for outdoor dining or relaxing. Additional benefits include double glazing and gas central heating throughout.

The flat is ideally positioned for both West Dulwich and Gipsy Hill, each offering a great selection of pubs, cafés, restaurants, and independent shops.

Excellent transport links are close by, with Gipsy Hill Station just 0.4 miles away providing routes into London Bridge, and Sydenham Hill Station 0.5 miles away offering services into Victoria. Free on street parking is also available.

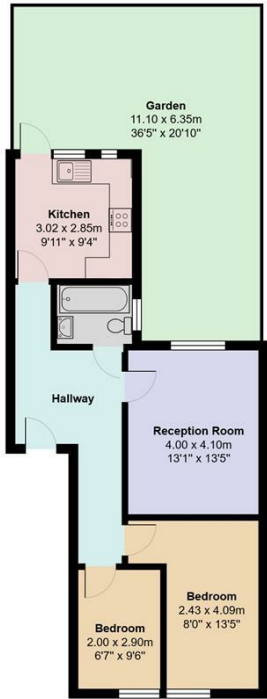
Early internal viewings are highly recommended to avoid disappointment.  
Tenure: Leasehold  
Viewings via Open House

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required



Open House South East



Total Area: 59.2 m² ... 637 ft² (including garden)  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	