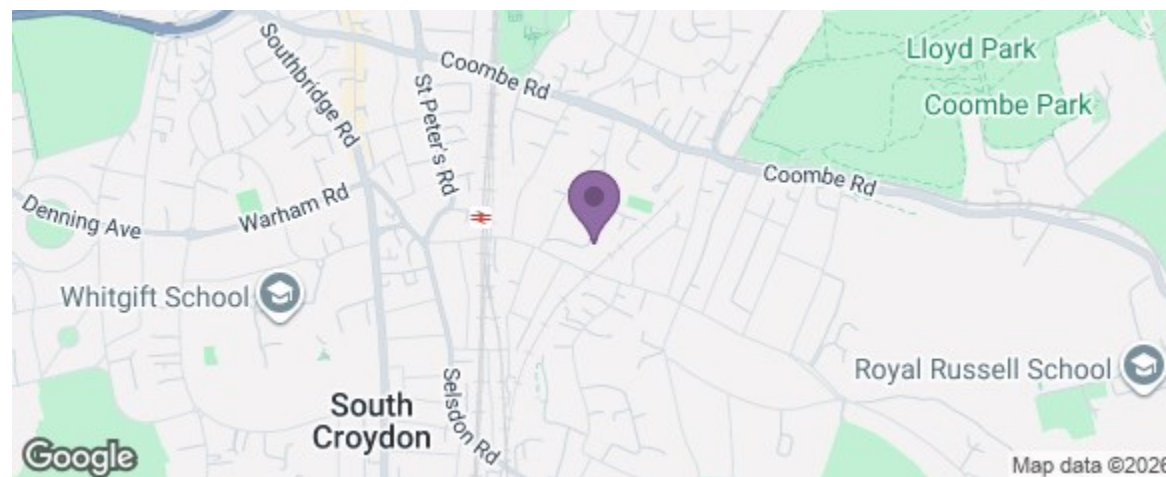
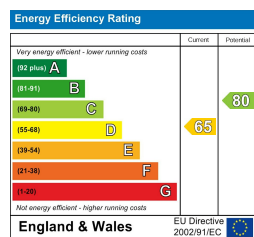


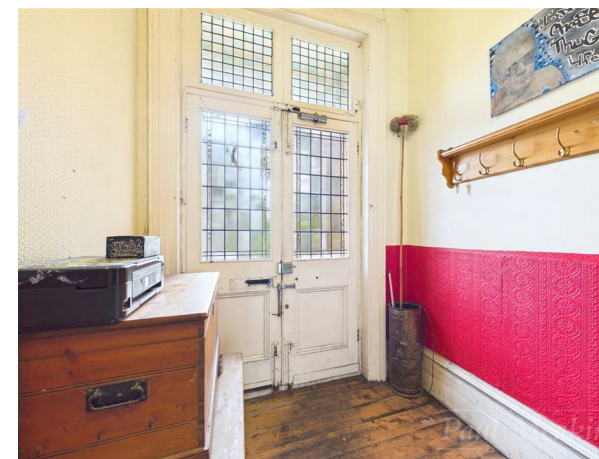


EST 1973
Paul Meakin ESTATE AGENTS
£605,000 Birdhurst Rise, South Croydon, CR2 7EJ



TAX BAND:

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Located in the desirable area of Birdhurst Rise, South Croydon, this impressive detached house is a rare find and offers an expansive 2,646 square feet, over four floors and period features throughout.

Currently registered as three separate dwellings, the property features six well-proportioned bedrooms and three bathrooms.

The current owners have had previously commissioned architectural design drawings for the property to imagine it as 3 two bedroom flats, which you can find attached in the image media.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

