



All enquiries Ref: James Paterson



- **Leasehold first floor self-contained maisonette requiring modernisation with private rear garden**
- **Full vacant possession**

Location:

The property is situated on Ewart Road which is located off Beadnell Road. Public transport links include Forest Hill mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A21 (London Road) and A205 (South Circular) providing easy access to wider London. Shopping amenities can be found locally within Forest Hill, including London Road, Dartmouth Road, Perry Vale and Honor Oak Park parades featuring cafés, delis, independent shops, bars and restaurants with an extensive range of shops, bars and restaurants also in the nearby Sydenham/Lordship Lane area. Recreational pursuits can be found locally at the open spaces of Garthorne Road Nature Reserve and Blythe Hill Fields.

Description:

Leasehold first floor self-contained maisonette requiring modernisation with private rear garden.

Accommodation:

First floor: Two bedrooms, reception room, kitchen, bathroom/WC
Outside: Private rear garden
Gross Internal Area GIA (Source: EPC) approximately 47 sq m (505 sq ft)

EPC rating: D
Council Tax Band: B
Lease:

Held on a long lease for a term of 99 years from 25th December 1954 (Thus having approximately 28 years remaining) at a ground rent of £7.7.0 per annum

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

