

- One-bedroom, top-floor apartment
- Approximate extent of 430 SQFT
- Leasehold, 150 years from 10 January 2017
- Tenanted, £1,300 PCM, 9.2% gross annual yield, 12 month fixed term tenancy, commenced 1 March 2024
- In good condition, ideal for investors and landlords
- Accommodation: bedroom, living space, kitchen, shower room, bedroom
- Lewisham, London, 1 mile from Forest Hill railway station, 0.4 miles from Catford Bridge railway station
- Auction Friday 31 July 2026



*Register to bid*

## Auction guide £170,000

### Lot 131 - Flat 2 302A Stanstead Road Lewisham London SE23 1DE

*A top-floor, one-bedroom, leasehold (150 years from 10 January 2017), tenanted (£1,300 PCM, fixed term 12 months, 1 March 2024) apartment in good condition with an approximate extent of 430 SQFT, ideal for investors and landlords. Title number: TGL484402*

**FOR SALE BY AUCTION:** To be sold by public auction on the instruction of the sellers. A top-floor, one-bedroom, leasehold, tenanted apartment in good condition with an approximate extent of 430 SQFT. It is a leasehold property with a start date of 10 January 2017 and a term of 150 years, tenanted with a 12-month, fixed-term, assured shorthold tenancy agreement which commenced on 1 March 2024, the rent is £1,300 PCM, a gross annual yield of 9.2% (calculated based on the guide price listed). To be sold via online bidding on Friday, 31 July 2026.

**Auctioneer's comments:** 'The property is ideal for investors looking for immediate cash flow and a healthy yield.'

**Auction date**

The property is to be sold by public auction on Friday, 31 July 2026, 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**

Apartment, topfloor, one bedroom, leasehold, tenanted, 430 SQFT

**Location**

Lewisham, London, 1 mile from Forest Hill railway station, 0.4 miles from Catford Bridge railway station.

**Accommodation**

Living space, kitchen, shower room. bedroom, storage

**EPC rating**

To be confirmed

Expired EPC C

**Tenure**

Leasehold

Title number: TGL484402

**Note:** We have been informed by the seller that there is a boundary error on the property's title.

**Tenancy**

12-month fixed-term assured shorthold tenancy agreement which commenced on 1 March 2024, £1,300 PCM, deposit £1,200. See legal documents for agreement.

**Local authority and council tax band**

London Borough of Lewisham

Council tax band: B

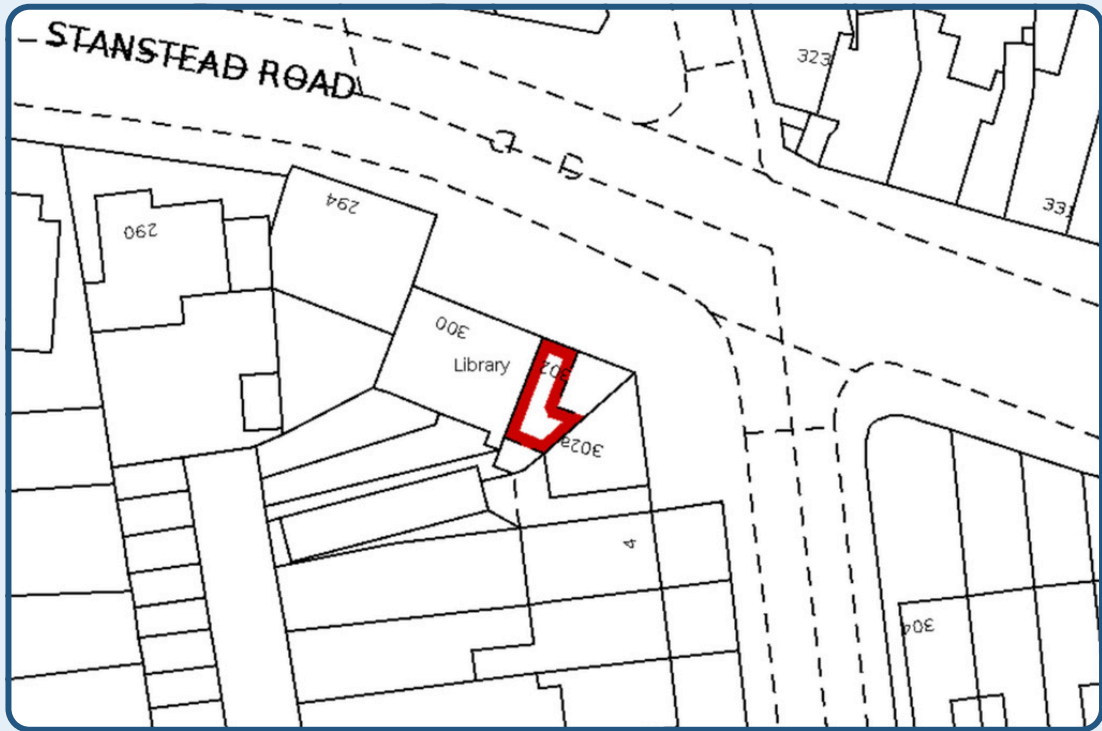
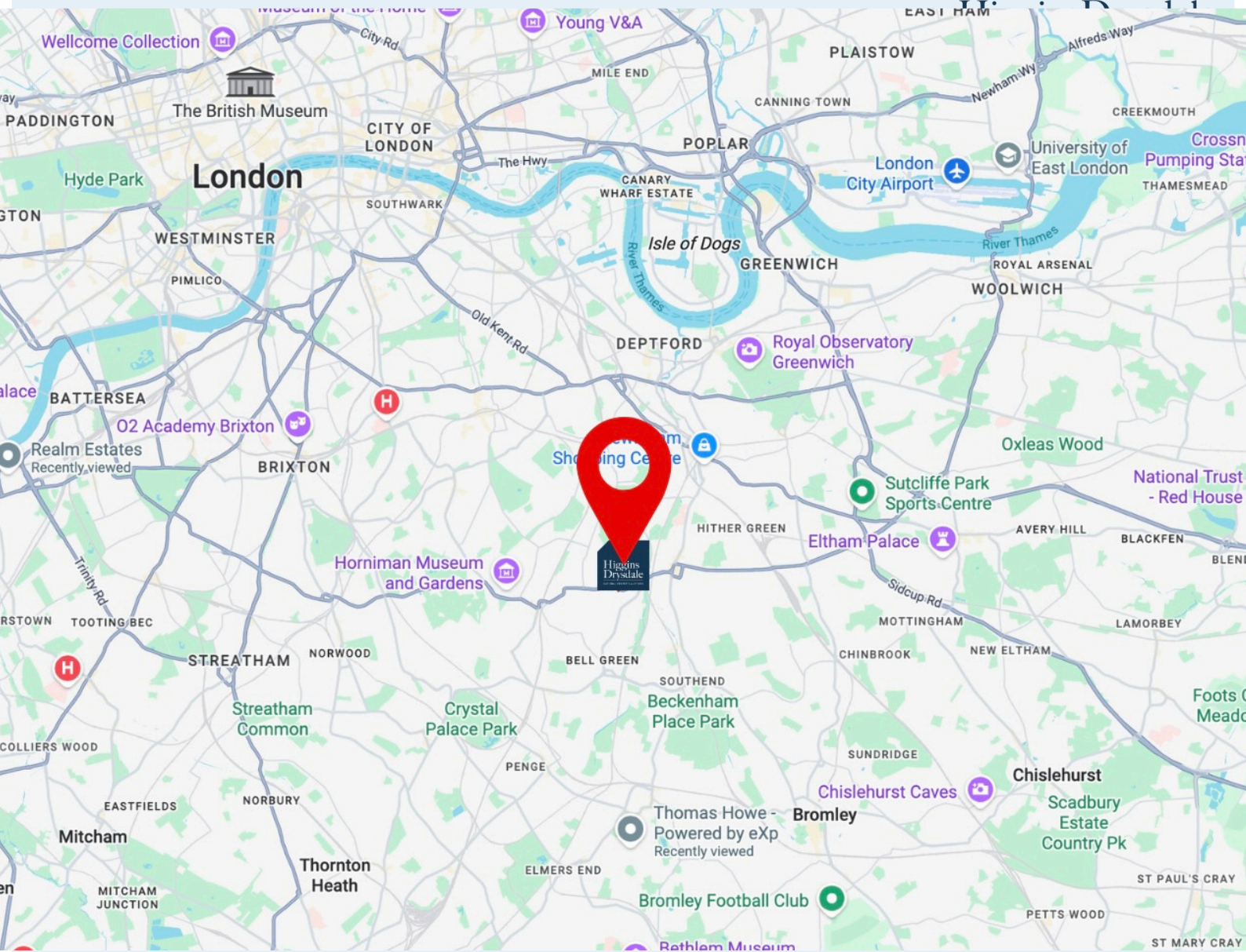
**Pre-auction bids**

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.





Energy Efficiency Rating

(92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	F
(1-10)	G

**TO BE CONFIRMED**

*Book to View*

# Higgins Drysdale

Higgins Drysdale Ltd t/a Higgins Drysdale Auctions Company registration number: 12192128 VAT registration number: 346 5652  
 80 Registered Address: 104, Shippam Street, Chichester, West Sussex, PO19 1AY