



HUNTERS[®]
HERE TO GET *you* THERE

St. Matthew's Road, London, SW2 | By Auction £280,000
Call us today on 020 7708 2002



- For Sale by Auction - Cash Buyers Only!
 - Three Bedrooms
 - Purpose Built
 - Study
- Lease Length: 97 Years Remaining
- Service Charge: £5,654.96 PA (Inc communal heating)
- Ground Rent: £10 PA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	74 75

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

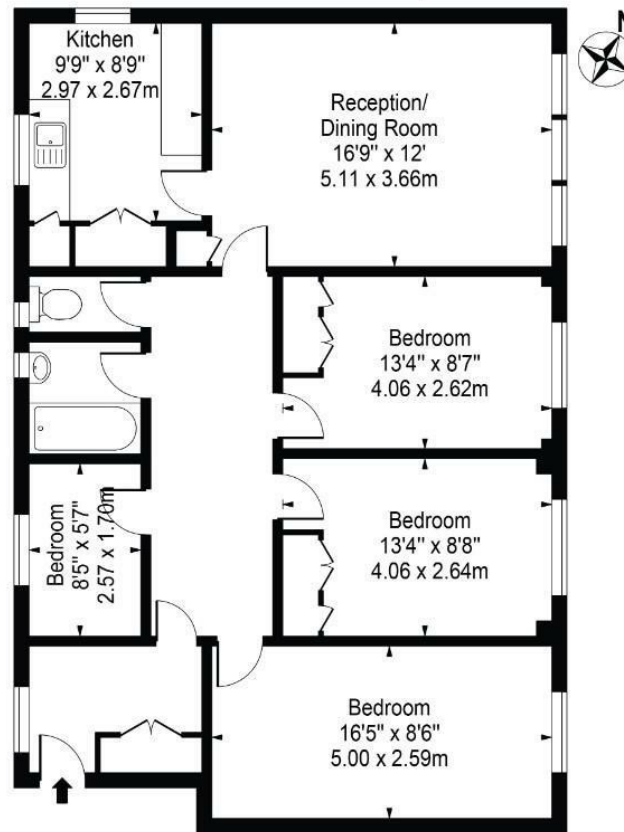
For Sale by Auction - Cash Buyers Only (due to construction type)!

A three-bedroom purpose built flat with a study, in need of renovation, near to Brixton!

Internally you are presented with a good-sized reception room and a separate kitchen off the reception. There are three double bedrooms and a fourth room that could be used as a study. You'll find a bathroom with a three-piece suite and the property benefits from hallway storage.

Brixton station is located 0.4 miles from the property that offers the Victoria Line tube into Vauxhall, Oxford Circus and Kings Cross and the South Eastern rail for trains into London Victoria, there are also many bus links near to the property. The area of Brixton is vibrant and cultured, you'll find a variety of popular restaurants including the trendy Brixton Village Markets, Pop Brixton and The Blues Kitchen. Located 0.3 miles way is the iconic grade II listed building, the Ritzy Picturehouse and Café. If you enjoy live music the internationally renowned O2 Academy is 0.6 miles away. The property is also conveniently located for a variety of supermarkets, shops, bars and pubs.

**Camsey House,
St. Matthew's Road, SW2 1SX**
Approx. Gross Internal Area 990 Sq Ft - 91.97 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Buy-it-Now option available Being Sold by GOTO Online Auction Buyer's fees apply
Being Sold by GOTO Online Auction
Starting Bids from: £280,000
Buy it now option available
Please call or visit GOTO Online Auctions for more information.

This property is for sale by Online Auction. The Online Modern Method of Auction is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract is received by the buyer's solicitor (or 10 working days after receipt of the buyer's premium, whichever is earlier). Allowing the additional time to exchange and complete the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee. The fee will be a fixed fee including the Vat, this secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found on the online Auction website or requested from our Auction Department.

Please note that this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions.

To book a viewing visit

General Information: Auctioneer's Comments

This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer but will be given 56 working days in which to complete the transaction, from the date the Draft Contract is issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged.

The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign a Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Info Pack which can be downloaded for free from our website or requested from our Auction Department.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of 3 % of the purchase price including vat minimum £6660 inclusive of VAT plus a Legal Pack fee of £396 including VAT. This secures the transaction and takes the property off the market. The Buyer's Premium and administration charge are in addition to the final negotiated selling price.

Buyer Fees

There are no other fees or charges payable to the Auctioneer however, there are other costs to consider such as:
Stamp Duty Land Tax (SDLT) is applicable if you buy a property or land over a certain price in England, Wales or Northern Ireland.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Tenure: Leasehold
Council Tax band: B
Authority: London Borough of Lambeth
Lease length: 97 years remaining (Started in 1998 with a lease of 125 years.)
Ground rent: £10 per annum
Review period: Not subject to increase
Service charge: £5,654.96 per annum (including heating and hot water)
Construction: Likely concrete, unlikely to get a mortgage, buyer needs to check with broker
Property type: Flat
Entrance on floor: 5
Has lift: Yes
Over commercial premises: No
Parking: On estate, permit required
Electricity: Mains electricity
Water and drainage: Connected to mains water supply
Mains surface water drainage: Yes
Sewerage: Connected to mains sewerage
Heating: Communal heating system
Building safety issues: None
Lease restrictions: None
Public right of way through and/or across your house, buildings or land: No
Flood risk: No
History of flooding: No
Planning and development: None
Listing and conservation: None
Accessibility: Lift
Mining: No coal mining risk identified

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002
| Camberwell.Sales@hunters.com

