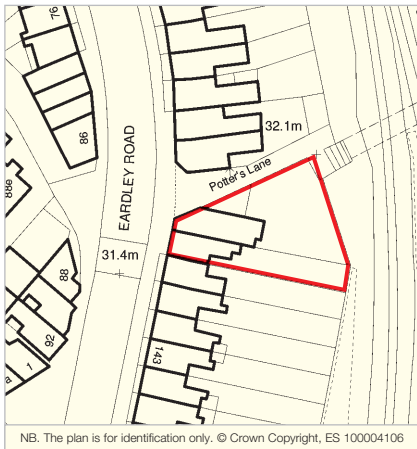


London SW16

135 Eardley Road, Streatham SW16 6BB

- **Two Freehold Buildings Occupying a Site extending to approximately 0.044 Hectares (0.108 Acres)**
- **Planning Permission for Partial Demolition of Existing Buildings and Construction of a Two Storey Building providing Six Self-Contained Flats (4 x One Bedroom Flats and 2 x Two Bedroom Flats)**

Vacant Possession



To View

The property will be open for viewing on Tuesday 22nd October between 2.00 – 2.30 p.m.

Seller's Solicitor

Messrs Carpenters Rose
(Ref: Mr Mark Rose).
Tel: 020 8906 0088.
Email: mr@carpentersrose.co.uk

VACANT – Freehold Site with Planning Permission



Tenure

Freehold.

Location

The property is located on the corner of Eardley Road and Potters Lane, a footpath which leads to Natal Road to the east and in turn to Streatham High Road where shops and local amenities can be found. Streatham Common Rail Station is a short walk to the south and provides regular services to London Victoria Rail Station with average journey times of approximately 20 minutes. The A23 and in turn the M23 and M25 Motorways are both accessible. The open space of Streatham Common is also close by.

Description

The property comprises an irregular shaped site extending to approximately 0.044 hectares (0.108 acres). The site is currently occupied in part by two buildings. The planning permission allows for partial demolition of the existing buildings and for the construction of a two storey building comprising six self-contained flats (4 x One Bedroom Flats and 2 x Two Bedroom Flats).

Accommodation

Site Area: Approximately 0.044 Hectares (0.108 Acres)

Planning

Local Planning Authority: The London Borough of Wandsworth.
Tel: 020 8871 8412.

The property is to be offered with planning permission (Ref: 2012/0508) dated 23rd April 2012 for 'partial demolition of existing buildings and construction of a two storey building providing 6 self-contained flats'.

Copies of plans and planning permission are available from the Auctioneer's Office upon request (Ref: JP).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allisop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.