

LOT
20

By order of the executors

29b Devonshire Road, Forest Hill, London SE23 3EN

Guide Price £175,000*

**RAISED GROUND FLOOR FLAT IN NEED OF
UPDATING WITH INVESTMENT INCOME**



The property is located within a short walk of Forest Hill with local shops and main line rail services. Good road links are easily accessible including the A405 South Circular Road. There is easy access into Central London and to the M25 London Orbital Motorway that also offers access to the airports at Heathrow and Gatwick. This is an upper ground floor flat that has loosely been divided as a pair of studio flats and is in need of updating and modernisation throughout. We understand that the flat is tenanted and details of the tenancy will be within the legal pack. It is sold with the benefit of the investment income and will be of interest to investment buyers.

ACCOMMODATION

We believe the flat has been loosely arranged as a pair of studio flats. This lot has not been inspected by the Auctioneers. The EPC lists the flat as 54 sm.

TENURE

Lease 125 years from 25th March 1989, thus approximately 90 years unexpired. Ground Rent £80 rising to £240

LOCAL AUTHORITY & TAX RATING

London Borough of Lewisham Council
Tax Band B
EPC Band D

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN