Lot 8 25 Lindore Road, Battersea, London, SW11 1HJ



All enquiries Ref: Callum Glenn



- **Freehold three floor terrace house arranged and three self-contained flat**
- **Two upper floors vacant**
- **Ground floor flat sold off on a lease**
- **Full vacant possession**



Location:
The property is situated on Lindore Road within a residential area of Battersea, London. Public transport links include Clapham Junction railway station together with local bus services serving the surrounding area. Road links include the A3 and A3205, providing access across South West and Central London. Shopping amenities can be found locally along Battersea Rise and within Clapham Junction, offering a range of shops, cafés, and restaurants. Recreational pursuits can be found at nearby open spaces including Clapham Common.

Description:
Freehold mid terrace property containing three self contained flats split over ground, first and second floor. The property is sold with the benefit of the first and second floor flats both being one bedroom. The ground floor flat as been sold off a lease.

Accommodation:
First floor flat: Bedroom, reception room, kitchen, bathroom/WC – vacant
Second floor flat: Bedroom, reception room, kitchen, bathroom/WC – vacant

EPC rating:
First floor flat: C
Second floor flat: TBC

Council Tax Band: D (each flat)

Lease:
Ground floor flat sold on a lease for a term of 125 years from 17/05/2022

To view:
Strictly by prior arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.





