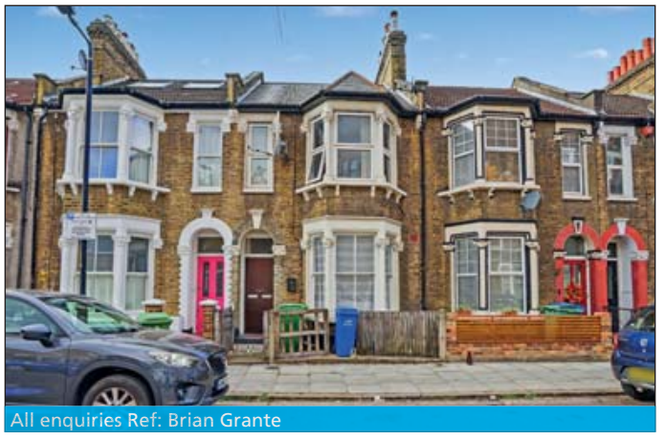
Lot 35 16 (Flats A & B) Ethnard Road, London, SE15 1RU



All enquiries Ref: Brian Grante



- **Freehold two floor mid terrace building arranged as two self-contained flats**
- **Requiring updating and further development potential (subject to consents)**
- **Full vacant possession**



Location:

The property is situated on Ethnard Road which is located off Old Kent Road (A2). Public transport links are very well provided with Queens Road Peckham Railway Station within close proximity, together with a network of local bus services serving the surrounding vicinity. An extensive range of shopping amenities, bars and restaurants can be found locally, as well as nearby recreational pursuits including Leyton Square Park/Play Area and Bird in Bush Par

Accommodation:

Unit / Floor	Accommodation	EPC	CTB
A – Garden Flat	One bedroom, reception room, kitchen/diner, former bathroom (not fitted) Approx 53m²/565 sq ft Outside: patio garden	C	B
B – First Floor Flat	One bedroom, reception room, kitchen/diner, former bathroom/WC, access to loft Approx 55m²/588 sq ft	C	C

Potential:

The property may be suitable for arear or loft/mansard conversion for additional accommodation – subject to all consents where necessary.

Tenure:

Freehold

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



