Lot 172 Flat B, 22, Longton Avenue, Lewisham, London, SE26 6QZ



All enquiries Ref: James Paterson



- **Leasehold raised ground floor self-contained apartment requiring modernisation**
- **Full vacant possession**



Location:
The property is situated on Longton Avenue, between its junctions with Longton Grove and Wells Park Road, within the highly regarded Sydenham area of South East London, and benefits from a desirable position backing directly onto the award-winning Wells Park. Public transport links include Sydenham Railway Station together with a network of local bus services serving the surrounding vicinity. Road links include the South Circular Road (A205) and the A212 (Sydenham Road). Shopping amenities can be found locally within Sydenham Town Centre, with an extensive range of shops, bars and restaurants being found in Crystal Palace, Forest Hill and Central London. Recreational pursuits can be found locally at the open spaces of Crystal Palace Park, Mayow Park and Wells Park.

Description:
Leasehold raised ground floor self-contained apartment requiring modernisation and works. Communal parking to the front and shared rear garden which in turn backs onto Green Flag winning Wells Park.

Accommodation:
Raised Ground floor: Two bedrooms, reception room, kitchen, bathroom/WC, hallway
Outside: Communal parking to the front and shared rear garden.
Gross Internal Area GIA: Approximately 63 sq m (678 sq ft)

EPC rating: D

Council Tax Band: B

Lease:
Held on a lease for a term of 99 years from 13th June 2008 (thus having approximately 81 years unexpired).

Note:
Prospective purchasers' attention is drawn to the Prohibition Order and to the information relating to subsidence contained within the legal pack. All interested parties must rely upon their own inspections, enquiries and professional advice in this regard and shall be deemed to have satisfied themselves as to all matters relating to the property.

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



