

LOT
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By Order of Mortgagees In Possession

Flat 1, 32 Combermere Road,
Brixton SW9 9QU

Guide Price £260,000*

**ONE BEDROOM GROUND FLOOR
CONVERSION FLAT WITH LONG LEASE
AND CELLAR**



This one bedroom ground floor Victorian conversion flat is situated between Brixton (Rail & Victoria Line), Stockwell (Northern & Victoria Line) and Clapham North Stations (Northern Line). Good road links serve the area including the A3 and A23. Many local shops and amenities are available within walking distance, including the daily markets and the popular Brixton Village. The open spaces of Clapham Common are within walking distance to the west. The property is in good decorative order throughout and benefits from gas central heating, double glazing, a cellar on the lower ground floor and a long lease. This property is being offered with vacant possession and will be of interest to first time buyers and investors.

ACCOMMODATION

Entrance hall, reception, kitchen, shower room, bedroom, access to cellar on basement level

TENURE

Leasehold Lease: 190 years from 24 April 1998 – approx 170 years remaining Ground Rent: Peppercorn

LOCAL AUTHORITY & TAX RATING

Lambeth Council – 020 7926 6000
Council Tax Band: B

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN