

LOT  
**1**

By Order of the Executors

Flat 12 Hedley Court, 67 Putney Hill, London SW15 3NS

**Guide Price £130,000\***

**THREE BEDROOM FLAT IN NEED OF COMPLETE UPDATING THROUGHOUT**



This fourth-floor purpose built flat is situated opposite Putney Common and within a mile of the centre of Putney with its main line station and shopping facilities. East Putney for District line services is also within easy reach. The area is well served by bus routes and recreational facilities. Good road links are easily accessible giving good access into London and surrounding areas. The flat is a three-bedroom unit with a small balcony and a garage in a block to the rear. The flats have lift access, security entry phone and very well-kept communal gardens. This particular property is in need of complete updating and modernisation throughout. It offers spacious accommodation and is sold with the benefit of vacant possession. This flat will be of interest to investment buyers. **Please note that this lot is not open to pre-auction offers and will not be sold prior to auction under any circumstances. Any intending purchaser must register to bid in order to purchase. We remind all parties that bidding registration closes at 3pm the day before the auction.**



**ACCOMMODATION**

Entrance Hall, Shower Room, Separate WC, Kitchen, Bedroom One, Bedroom Two, Bedroom Three, Reception Room, Garage in Block.

**TENURE**

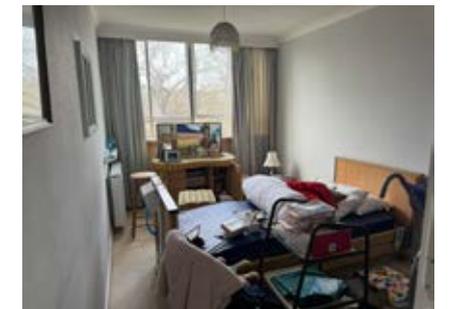
99 years from 24th June 1960, thus approximately 33 years unexpired.

**LOCAL AUTHORITY & TAX RATING**

Wandsworth  
Council Tax Band D  
EPC pending

**VIEWING TIMES**

By appointment through the Auctioneers



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN