LOT
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By Order of the Executors

Flat 8 Upton Court, The Downs, London SW20 8JB

Guide Price £125,000*

SPACIOUS TOP FLOOR ONE BEDROOM FLAT REQUIRING COMPLETE UPDATING AND MODERNISATION











The property is situated in a popular location within easy reach of the centre of Wimbledon with its overground and underground station, as well as an array of shops. Rail services at Raynes Park are within less than a mile and good road links are easily accessible including the A405 South Circular road and the A3 that also connects to the M25 London Orbital Motorway. The area is also well served by bus routes, schools and recreational facilities. There is good access to the major airports, particularly London Heathrow and excellent access into the neighbouring towns such as Kingston. The property is a second-floor purpose built flat with lift access and security entry phone system. The flat offers spacious one bedroom accommodation with reception, kitchen and bathroom. This dwelling is in need of complete updating and modernisation throughout. It does have old fashioned night storage heating although it does benefit from double glazing. This lot is sold with vacant possession and will be of interest to investment buyers and owner occupiers. 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
Communal Areas, Hall, Bedroom, Lounge, Kitchen, Bathroom.

TENURE
Leasehold – 99 years from 24th June 1970, thus approximately 42 years unexpired.

LOCAL AUTHORITY & TAX RATING
London Borough of Merton
Council Tax Band D
EPC rating: D

VIEWING TIMES
Tuesday 17th November @ 9.30 – 10am
Friday 20th November @ 9.30 – 10am
Wednesday 25th November @ 9.30 – 10am
OPEN SESSIONS – NO NEED TO CALL TO BOOK IN