

Lot 10

By Order of A2 Dominion Housing

Flats A & B, 40 Effingham Road, Long Ditton, Surbiton KT6 5JY GUIDE PRICE: £695,000



EDWARDIAN SEMI DETACHED HOUSE ARRANGED AS TWO SELF CONTAINED FLATS

This semi-detached three storey Edwardian house built was built around 1905 and subsequently converted into a pair of self-contained flats, we believe during the 1970's. The lower floor is a spacious two bedroom ground floor garden flat and the upper part is a spacious three bedroom split level flat. The building is in need of a great deal of updating and modernisation throughout and is being sold with the benefit of full vacant possession. The property may lend itself to being returned to a family dwelling and will be of interest to investment buyers and owner occupiers. The house is located between Long Ditton and Surbiton, close to the River Thames and is easily accessible for Hampton Court and Bushey Park and the main shopping centre of Kingston.

ACCOMMODATION

GROUND FLOOR Entrance Hall, Two Bedrooms, Living Room, Kitchen, Bathroom with WC, Large Private Garden.
FIRST & SECOND FLOOR SPLIT LEVEL FLAT comprising Landing, Two Living Rooms, Kitchen, Bathroom and separate WC, Second Floor Landing. Three Bedrooms, Bathroom with WC

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Elmridge Borough Council 01372 474476

VIEWING TIMES

By appointment through the Auctioneers

PLEASE NOTE

1. The special conditions of sale provide that the purchaser is to pay an additional sum of 1.25% + VAT of the purchase price towards the vendor's expenses.
2. This lot will not be sold prior to auction.

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN