

LOT 60

16A Courtenay Road Walthamstow, London E17 6LZ

A two bedroom flat with garden conveniently located near the High Street, shopping and stations – Vacant

Tenure

Leasehold. 100 years from 1st April 2004.
Ground rent a peppercorn.

Location

- Courtenay Road is an appealing tree-lined 'Warner Estate' road running westward off Blackhorse Road
- Local shopping amenities are nearby, whilst the High Street market and retail centre of Walthamstow are conveniently nearby
- The leisure areas of Lee Valley Park, Stonydown Park and St James Park are easily accessible
- Easy access to the North Circular Road (A406) provides good links to the M11, A12, A10 and M25



Blackhorse Road (Victoria Line, Overground), St James Street (Overground)

Description

- A first floor flat forming part of an attractive mid terrace building
- The carpeted interior, which has gas central heating, is presented in reasonable decorative order
- Rear internal stairs to the flat's own section of a 50ft south facing garden

Accommodation

- First Floor – Reception Room, Two Bedrooms, Kitchen, Bathroom

Viewing. Please refer to our website www.savills.co.uk/auctions

**LOT** 61

E49 Du Cane Court, Balham High Road Tooting, London SW17 7JL

A fourth floor studio flat requiring modernisation – Vacant

Tenure

Leasehold. 175 years from 1st June 2015.
Ground rent £100 per annum rising.

Location

- Du Cane Court is an iconic Art Deco apartment block built in 1937, comprising 676 flats
- The property is located on the junction of Balham Park Road and Balham High Road
- Shopping facilities are available locally on Balham High Road, along with an excellent selection of cafés, bars and restaurants
- Recreational facilities are located conveniently close by at Tooting Bec Common and Wandsworth Common

- Nearby road communications are via the A24



Balham (Northern Line)



Balham, Wandsworth Common

Description

- A fourth floor flat
- Requires modernisation

Accommodation

- Fourth Floor – Studio Room, Kitchenette, Bathroom/WC

Viewing. Please refer to our website www.savills.co.uk/auctions

**LOT** 62

Flat 28, 45 Violet Lane Croydon, Surrey CR0 4HD

A well located two bedroom sixth floor purpose built flat requiring modernisation – Vacant

Tenure

Leasehold. 125 years from 25th October 1988.
Ground rent fixed at £10 per annum.

Location

- The property is located a short distance from the junction with Duppas Hill Road
- Shopping facilities are available locally and to a greater extent on Croydon High Street, Brighton Road and Southbridge Road, along with an excellent selection of cafés, bars and restaurants
- Recreational facilities are located conveniently close by at Duppas Hill and Park Hill

- Nearby road communications are via the A232 and A212



Croydon, South Croydon

Description

- A sixth floor flat
- Forms part of a detached purpose built block
- Requires modernisation

Accommodation

- Sixth Floor – Reception Room, Kitchen, Two Bedrooms, Bathroom/WC

Viewing.

Please refer to our website www.savills.co.uk/auctions

