



HITHER GREEN LANE, HITHER GREEN, LONDON, SE13 6TJ
OIEO £270,000 LEASEHOLD

BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID £270,000. A TWO BEDROOM PERIOD CONVERSION FOUND ON THE GROUND FLOOR OF THIS DOUBLE FRONTED, END OF TERRACE, CORBITT HOUSE WITH DIRECT ACCESS TO A PRIVATE PATIO AND COMMUNAL GARDEN AND LOCATED JUST 0.25 MILES FROM HITHER GREEN STATION.

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk





DESCRIPTION:

The accommodation comprises; a 12'4 x 11'5 reception room with bay window to the front, a modern newly fitted kitchen, modern bathroom and two bedrooms. To the rear and direct access from the kitchen, is a patio area leading to a large communal garden. Additional features include off street parking to the front (first come first serve), side access and a brand new central heating boiler. The property is being sold chain free and with the existing 61 year lease.

Located just 0.45 miles from Hither Green station with travel time to London Bridge just 9 minutes with trains also operating to Cannon Street, Charing Cross and Waterloo East. Catford and Catford Bridge stations are also both within a mile. Canary Wharf is easily accessible via Lewisham DLR. The popular open spaces of Manor House Gardens and Mountsfield Park are close by. Catford and Lewisham Town centres are both within a mile with regeneration increasing the array of shops, bars and restaurants and fast access links to Central London. Blackheath Village with its array of boutiques, bars and restaurants is just 1.4 miles. There's a good choice of primary schools including two Ofsted rated 'Excellent' Brindishe schools and the popular Sandhurst and Torridon Schools.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

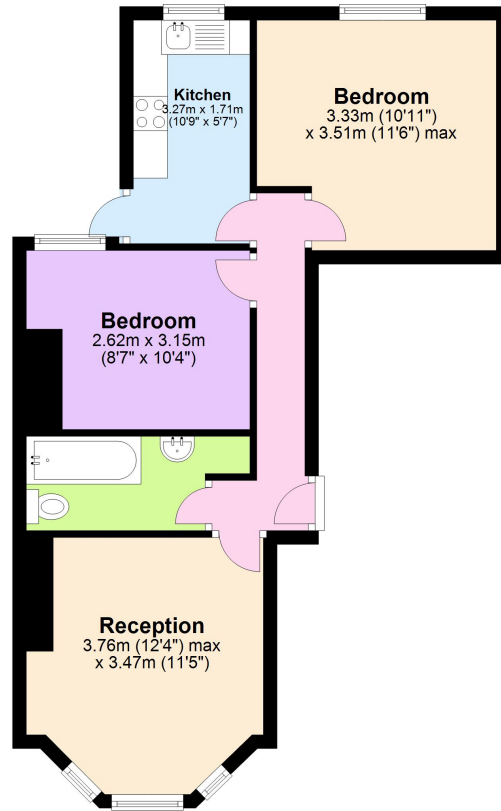
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Ground Floor

Approx. 46.3 sq. metres (498.4 sq. feet)



Total area: approx. 46.3 sq. metres (498.4 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
More energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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See things differently

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