

# 29b Dinsmore Road, Balham, London, SW12 9PT

Long leasehold first floor one bedroom self-contained flat - Full vacant possession



## **Property Summary**

- By order of the London Borough of Wandsworth
- Long leasehold first floor one bedroom self-contained flat
- Well proportioned, excellent refurbishment opportunity.
- Potential to extend
- Approximate area 60 sq m (645 sq ft)
- Full vacant possession

#### Location

Situated in a sought after residential area, between Cavendish Road and Balham High Road. Public transport includes Clapham South Underground Station and Balham Underground (Northern line) and Railway Station.

### **Accommodation**

Reception room, bedroom, kitchen, shower room, separate WC Approximately 60 sq m (645 sq ft) Central heating (not tested)

#### **Lease Details**

To be sold on a new lease for a term of 125 years at a peppercorn ground rent.

## **Planning**

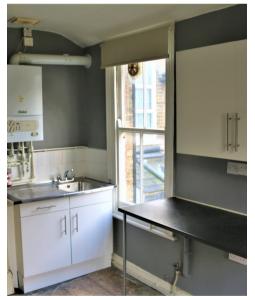
It is understood the property may be suitable for extension into the loft subject to the necessary consents and council approval. Prospective purchasers must rely on their own enquiries in this regard.

#### Note

Buyers are required on completion to pay a contribution of 2.75% of the purchase price towards the sellers costs.







These Particulars were downloaded from BidXl.com. Buyers are strongly advised and assumed to have returned to BidXl.com to read the full terms and conditions associated with this lot, and check the Special Conditions and any applicable Addendum, prior to bidding. Additional costs, charges and encumbrances may apply for Buyers once they have made a successful bid in relation to a property. Where a guide price (or range of prices) is given, that guide is the minimum price at which, or range of prices within which, the seller may be prepared to sell on the date on which the guide price, or range of prices, is published. Please see full disclaimer on BidXl.com for limitations regarding the liability of BidXl.

Guide Prices are issued without responsibility and as a general indication of the current level of the vendor's intentions as to the reserve price, which is the seller's minimum acceptable price at auction the figure below which the auctioneer cannot sell. The sale price whether prior to or at the auction can be above or below the guide price depending upon market activity. Guide Prices can vary up to and including the day of the sale. Updates are available on line at www.bidxl.com



Contact BidX1
Jeremy Lamb MRICS
jeremy.lamb@bidx1.com
+44 (0) 20 7358 5653