

GUIDE PRICE  
**£460,000**

BIDDING DEPOSIT  
**£6,000**

DIGITAL AUCTION DATE  
**5th March 2020**

BY ORDER OF



## **13 Burns Road, Battersea, London, SW11 5AD**

Long leasehold ground floor two bedroom self-contained maisonette  
with private rear garden - Full vacant possession  
Extended completion period

**Bid1.**

## Property Summary

- By order of the London Borough of Wandsworth
- Long leasehold ground floor two bedroom self-contained maisonette with garden
- Sought after residential area
- Refurbishment opportunity with potential to extend subject to consents.
- Full vacant possession

## Location

Situated within the sought after Latchmere Estate Conservation area, close to the Latchmere Road and Battersea Park Junction. Public transport includes Clapham Junction and Battersea Park Railway Stations. Shopping amenities are at Battersea Park Road. Recreation facilities can be found at Battersea Park and the nearby Latchmere Leisure Centre.

## Accommodation

Two bedrooms, reception room, kitchen, bathroom/wc

**Outside:** Rear garden

Approximate area 61 sq m (656 sq ft)

The property benefits from 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

This property may be suitable for a rear extension subject to obtaining the necessary consents and council approval. Prospective purchasers must rely on their own enquiries in this regard.

## Note

**Extended two month completion available on this lot**

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



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## Contact BidX1

Jeremy Lamb MRICS

[jeremy.lamb@bidx1.com](mailto:jeremy.lamb@bidx1.com)

+44 (0) 20 7358 5653