

GUIDE PRICE
£485,000

BIDDING DEPOSIT
£9,000

DIGITAL AUCTION DATE
11th August 2020

BY ORDER OF
LPA Receivers



13C Havelock Walk, Forest Hill, London, SE23 3HG

Freehold former warehouse building within an attractive cobbled mews converted to provide two self-contained flats producing £14,280 per annum.

Bid1.

Property Summary

- Freehold former warehouse building set within an attractive cobbled mews
- Converted to provide two self-contained flats
- 1 x one bedroom flat, 1 x three bedroom flat (one bedroom not occupied)
- Current rent £14,280 per annum

Location

Forest Hill is located approximately one mile to the east of Dulwich, 2 miles north east of Crystal Palace and one mile to the south of Honor Oak, just along the South Circular Road (A205). The property is situated on the east side of Havelock Walk, an attractive cobbled mews with vehicular access from David's Road. There is also pedestrian access to the amenities along the South Circular Road (A205), including Forest Hill overground station, to the south of the mews.

Description

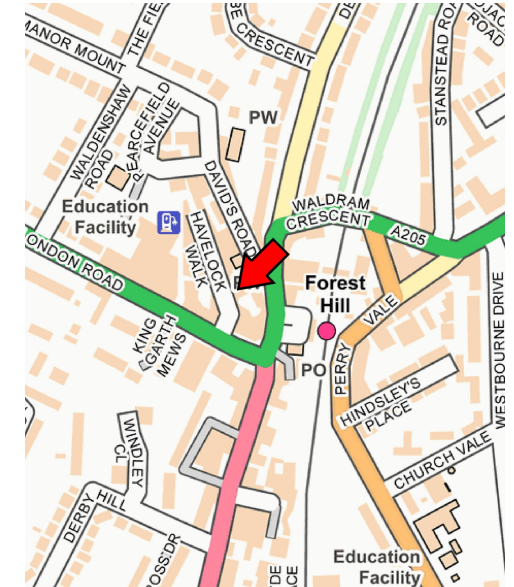
The property comprises a former two storey warehouse building that has been converted to provide two self-contained flats. The ground floor flat (Unit 1) provides a single room with partitioned bedroom, open plan kitchen recess and shower room/WC. The first floor and attic flat (Unit 2) provides a landing area, three bedrooms, en-suite shower room/WC and a family bathroom to the first floor and a reception room and kitchen in the attic space. It also benefits from a small roof terrace.

Planning

We understand that planning consent was granted for 'The alteration and conversion...to provide a two bedroom live/work unit comprising an integral workshop/studio, together with the construction of an extension at second floor level and a roof terrace at the rear'. For further information regarding the conversion of the property into its existing use and whether this was built in accordance with the planning permission contact London Borough of Lewisham (020 8314 6000) www.lewisham.gov.uk.

VAT

Refer to legal pack



Note

There is an opportunity for the purchaser to regularise the planning position and occupancy status at the property.

EPC

Please refer to the legal pack

Tenure

Freehold

Address	Floor	Accommodation	Tenancy	Rent per annum
Unit 1, 13C Havelock Walk	Ground	One Bedroom Flat 56.75 sq m (611 sq ft)	Not occupied	
Unit 2, 13 C Havelock Walk	First and attic space	Three bedroom flat 104.76 sq m (1,128 sq ft)	Refer to legal pack (1)	£14,280

(1) Unit 2 is let to two individuals but we have been advised that they do not have a formal tenancy agreement in place.

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