



### 3 bed end of terrace house to buy in DA17

Upper Holly Hill Road, Belvedere, London, DA17 6HJ

**£280,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Allocated parking

### Property features

- ✓ Three bedroom Victorian end terrace house
- ✓ Gas central heating system
- ✓ Part double glazed windows
- ✓ Being sold via 'Secure Sale'
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £300,000

selling with tenant in situ, currently paying £1400.00 PCM

This property will be legally prepared, enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Three-bedroom end-terrace Victorian house with tenant in situ currently paying £1400.00 PCM - gas central heating system - part double-glazed

Freehold - Council Tax Band C - EPC to be confirmed

Entrance Hall - 6.91m x 1.55m (22'8 x 5'1) -

Lounge & Dining Room - 8.23m x 3.35m (27'0 x 11'0) -

Kitchen - 3.15m x 2.79m (10'4 x 9'2) -

Ground Floor Bathroom - 2.82m x 2.64m (9'3 x 8'8) -

Bedroom One - 4.39m x 3.81m (14'5 x 12'6) -

Bedroom Two - 3.76m x 2.64m (12'4 x 8'8) -

Bedroom Three - 3.20m x 2.82m (10'6 x 9'3) -

Rear Garden - 10.06m approx (33' approx) -

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £280,000

Property Type: End of terrace house

Parking: Allocated

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

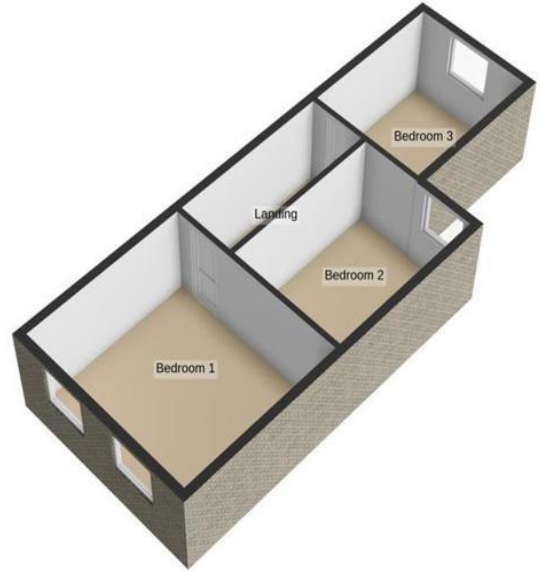
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Ground Floor  
517 sq.ft. (48.0 sq.m.) approx.

1st Floor  
431 sq.ft. (40.0 sq.m.) approx.



Total Floor Area : 948 sq.ft. (88.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Upper Holly Hill Road, Belvedere, London, DA17 6HJ

Contact your local branch today for more information on this property:

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