



Monday 14 February 2011

**Lot**

128 Sold: £150,000

By Order of Southwark Council

94A Daves Street, Walworth, London SE17 2EB

**Of interest to owner occupiers and rental investors**  
**A two bedroom split level flat requiring upgrading with garden – Vacant**

**Tenure**

Leasehold. New 125 year lease from the date of completion. Ground rent £200 per annum rising.

**Location**

- Situated near the junction with Daves Street and Trafalgar Street
- Shopping facilities along Walworth Road and the vibrant East Street Market are within walking distance
- Guys Hospital and the City of London are easily accessible
- The leisure areas of Burgess Park are nearby
- Underground Station - Elephant & Castle (Northern and Bakerloo lines)
- Train Station - Elephant & Castle

**Description**

- A ground and rear first floor split level flat forming part of a converted three storey mid terrace house
- The interior, which has gas central heating, requires upgrading
- There is a rear west facing garden of about 20 ft

**Accommodation**

- Ground Floor – Entrance Hall, Two Rooms, Kitchen/Breakfast Room
- First Floor (Rear) – One Room, Bathroom/WC

**Note**

Prospective purchaser's attention is drawn to the Special Conditions of Sale, in particular Clause 3.

**30 Working Day Completion**

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