Palace Auctions London

AUCTION CONTRACT



FREEHOLD FAMILY HOME · AVAILABLE NOW UNDER AUCTION CONTRACT

# 2 Rutland Gardens

Park Hill, Croydon CR0 5ST

| GUIDE PRICE | BEDROOMS | SIZE | OUTSIDE |
|---|---|---|---|
| **£575,000** | **3** | **1,500 sq ft** | **Garage** |
| Freehold · vacant | 2 reception rooms | 139.35 sq m incl. garage | driveway + rear garden |

A freehold three-bedroom semi-detached house with two reception rooms, a garage and a private rear garden, offered with vacant possession, minutes from Lloyd Park tram stop.

# The property

A freehold three-bedroom semi-detached family home in the popular Park Hill area of Croydon, offered with vacant possession.

2 Rutland Gardens is an attractive mock-Tudor semi-detached house with leaded-light windows. The well-proportioned accommodation includes a bay-fronted living room, a large dining room with a bay overlooking the garden, a modern kitchen with a door to the garden, three good-sized bedrooms with fitted wardrobes, and a family bathroom with both a bath and a separate shower. Outside there is a garage, a side driveway and a private rear garden. In all, the house extends to about 1,500 sq ft (139.35 sq m) including the garage.

## Key features

- Freehold semi-detached house
- Three bedrooms, two with fitted wardrobes
- Two reception rooms, both with bay windows
- Modern kitchen with gas hob and built-in oven
- Bathroom with bath and separate shower
- Garage of about 258 sq ft and side driveway
- Private rear garden
- Offered with vacant possession

## Property summary

| | |
|---|---|
| **Tenure** | Freehold, vacant possession |
| **Bedrooms** | Three |
| **Receptions** | Two |
| **Bathroom** | One, with bath and shower |
| **Floor area** | c. 1,500 sq ft / 139.35 sq m incl. garage |
| **Site** | c. 209 sq m |
| **EPC / council tax** | D / Band F |








# Accommodation

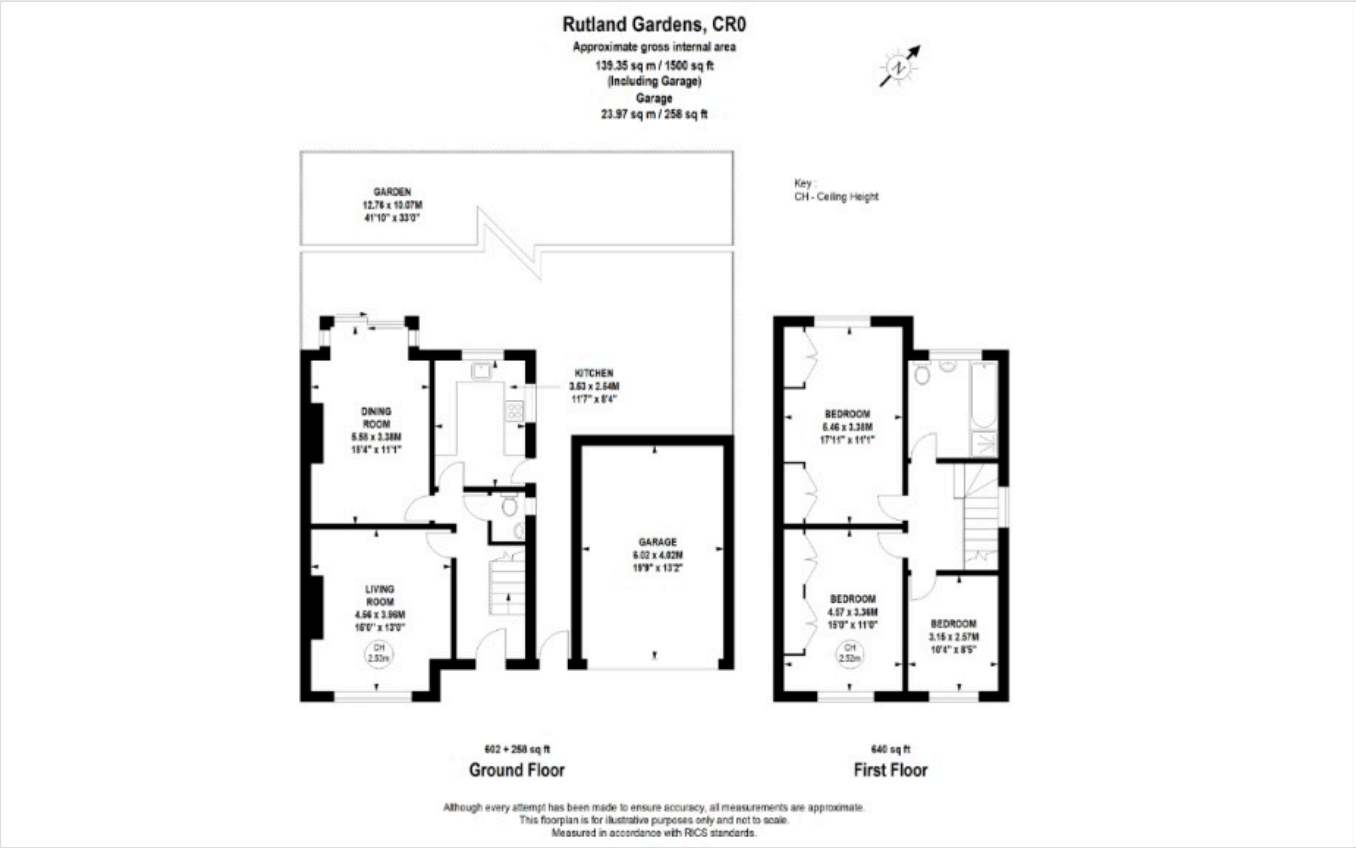
## Ground floor

| | |
|---|---|
| **Living room** | 4.56 × 3.96 m (16'0" × 13'0") |
| **Dining room** | 5.58 × 3.38 m (18'4" × 11'1") |
| **Kitchen** | 3.63 × 2.54 m (11'7" × 8'4") |
| **Garage** | 23.97 sq m (258 sq ft) |

## First floor

| | |
|---|---|
| **Bedroom 1** | 5.46 × 3.38 m (17'11" × 11'1") |
| **Bedroom 2** | 4.57 × 3.36 m (15'0" × 11'0") |
| **Bedroom 3** | 3.15 × 2.57 m (10'4" × 8'5") |
| **Bathroom** | Bath, separate shower, WC and basin |

## Floor plan




Approximate gross internal area 139.35 sq m / 1,500 sq ft including the garage (23.97 sq m / 258 sq ft). Garden c. 12.76 × 10.07 m (41'10" × 33'0"). For illustration only – not to scale.





# Garden, potential and location

The private rear garden measures about 41'10" × 33'0", with a patio, lawn and mature planting. The garage and side driveway sit alongside the house. There is scope to extend or reconfigure the house, subject to planning permission and any other consents.

## Location plan




For identification only – not to scale. © Crown copyright. Promap / Landmark Information Group.

## Transport

- **Lloyd Park** tram stop – about 0.3 miles
- **East Croydon** station – about 0.7 miles, with fast trains to London Bridge, Victoria and Gatwick
- **South Croydon** station nearby
- Buses 119, 194, 197, 410 and 466

## Schools

- Park Hill Infant and Junior Schools – about 0.2 miles
- Archbishop Tenison's CofE High – about 0.3 miles
- Heathfield Academy – about 0.5 miles
- Whitgift School – about 0.7 miles

Rutland Gardens is a quiet residential road in the sought-after Park Hill and Whitgift area, close to Lloyd Park and Park Hill Park and within easy reach of Croydon town centre.





# Method of sale and buyer's costs

| | |
|---|---|
| **Method of sale** | Available now under an unconditional auction contract, on the Palace Auctions terms and conditions. This property is not in the current auction catalogue. When terms are agreed, contracts are exchanged immediately |
| **Guide price** | £575,000 |
| **Tenure** | Freehold, with vacant possession on completion |
| **EPC and council tax** | EPC rating D · Council tax band F |
| **Completion** | As set out in the Special Conditions of Sale |
| **Legal pack** | Available on request from Palace Auctions London |
| **Viewing** | Strictly by appointment with Palace Auctions London, with at least 72 hours' notice |

## Buyer's costs

| Item | Amount | When payable |
|---|---|---|
| Deposit | 10% of the purchase price | On exchange |
| Buyer's premium | 2% of the purchase price (minimum £2,000) plus VAT | On exchange |
| Contract documents charge | £850 plus VAT | On exchange |
| Stamp Duty Land Tax and your own legal costs | As applicable | On completion |

Any further charges payable by the buyer are set out in the Special Conditions of Sale. Before an offer can be accepted, buyers must complete our anti-money laundering checks.

## Guide price

The guide price is an indication of the seller's current minimum acceptable price. It is not a valuation and may change.

## Important notice

These particulars are a general guide and do not form part of any contract. Measurements, areas and distances are approximate and must be verified by buyers through the legal pack, inspection and their own enquiries. Photographs and plans are for illustration only and furniture shown is not necessarily included. The sale is subject to the Palace Auctions General Conditions of Sale, the RICS Common Auction Conditions and the Special Conditions of Sale.

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