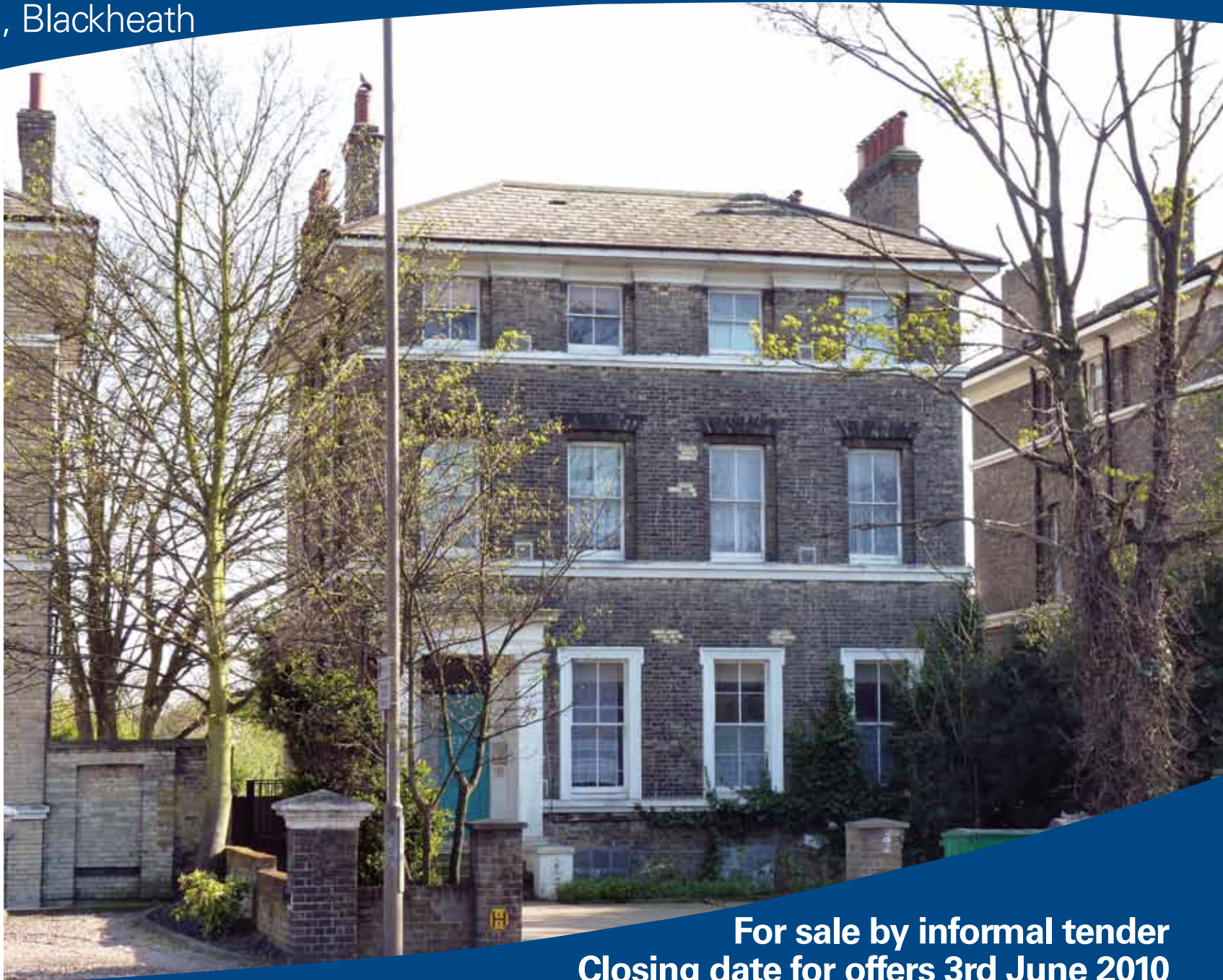


52 Shooters Hill Road, Blackheath
SE3 7BG



For sale by informal tender
Closing date for offers 3rd June 2010
Early completion required

Directions:

By road - A short distance to the west of the Sun in the Sands junction of the A102 which runs south from the Blackwall Tunnel. Follow the signs to A2/Central London and after turning onto Shooters Hill Road it is the second building after the first set of traffic lights at the junction with Kidbrooke Park Road. Approaching from the west it is necessary to pass the property and to turn back at the roundabout over the A102.

By rail - Blackheath and Westcombe Park stations are within walking distance.

Description: A detached mansion built in the mid-nineteenth century on a plot of 0.23 acre (0.093Ha) with good sized rear garden and surfaced parking to the front for four cars. The gross internal area is approximately 4,820 sq ft (448 sq m) and the four floors are currently divided into flats and bedsits.

Tenure: Freehold with vacant possession on completion.

Services: All main services are available to the property.

Asbestos Report: Will be available for inspection at the property.

Planning: The property is in a conservation area but not listed. We believe that it has always been in residential use.

We have been advised by Greenwich planners that 'planning permission will be required for conversion to use as a house (dwelling) or for the building to be sub-divided into self contained flats. Such permission would be forthcoming subject to any proposal meeting planning policies and standards'.

Legal Fees: Both parties to bear their own costs.

Guide Price: £1.2m.

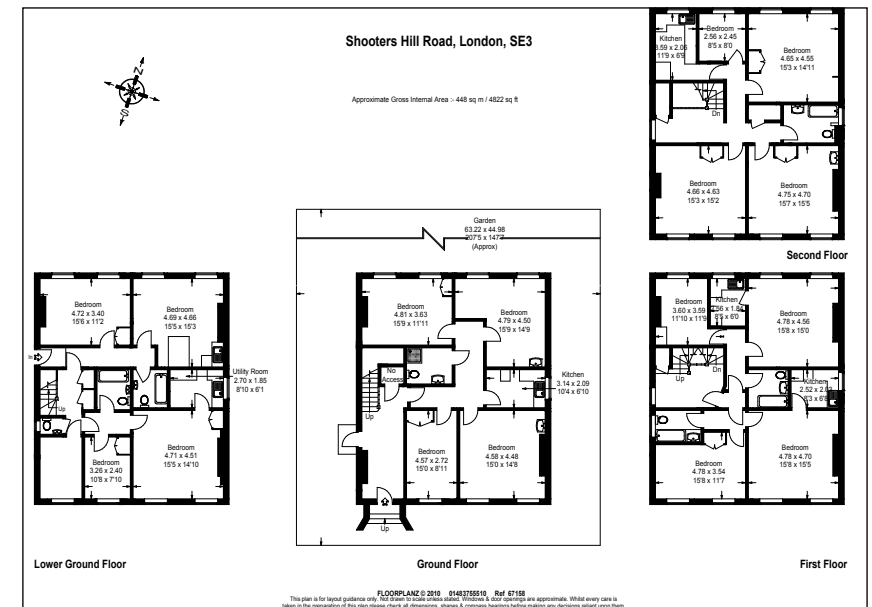
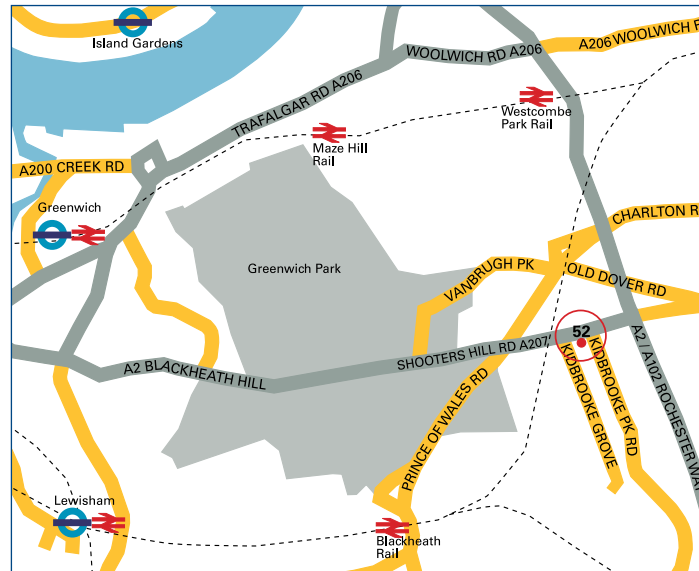
Method of Sale: By informal tender supported by financial evidence of ability to complete the contract. The sale is subject to contract only. The tender document is available by e.mail from Hindwoods. **Offers should be submitted to the offices of Hindwoods Hunter Payne at 1 Charlton Road, SE3 7EY by 2pm on 3rd June 2010 in an envelope marked SHR Bid.**

Exchange of contracts is required by 30th June 2010 with completion two weeks later. All offers are to be exclusive of VAT. The vendor does not undertake to accept the highest or any offer made.

Viewing: Block viewings will be held at 12 noon as follows;

Fri 14th May
Wed 19th May
Tue 25th May
Thurs 27th May
Tues 1st June

Contact: Valerie Relph 020 8858 3377 V.Relph@hindwoods.co.uk



On the instructions of

