



ian wyles

AUCTIONEERS & APPRAISERS

RESIDENTIAL

22 April 2026

11 am

**The Oyster Box Hotel
2 Lighthouse Road
Umhlanga Rocks
KwaZulu-Natal**

Live on ZOOM



**NAA National
Auctioneers
Association**

By Appointment

IAN WYLES

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**SECTION 94 OF SS KINGSFORD,
87 MARGARET MCADI AVENUE, DURBAN CENTRAL**

AUCTION

AUCTION TERMS & CONDITIONS

- 5% Deposit of the bid price payable by the Purchaser on the fall of the hammer
- 10% Auctioneer's Commission plus VAT payable by the Purchaser on the fall of the hammer
- 14 Days Confirmation Period
- 45-Day guarantee Period from confirmation of sale by the Seller
- Possession & Occupation of Property is on Registration of Transfer
- Electrical, Entomologist, and Gas Compliance Certificate for the Purchaser's account (including electric fencing), if applicable
- Please note that in order to be approved for bidding, you are required to send us: Proof of Payment & Original Proof of FICA Documents.
- R 40 000.00 Refundable Registration Deposit by EFT/ Cash must be paid. All bids are exclusive of Commission + VAT.
- Ian Wyles Auctioneers may bid up to the reserve on behalf of the sellers.
- The above is subject to change without prior notification. Auctioneer: Ian Wyles

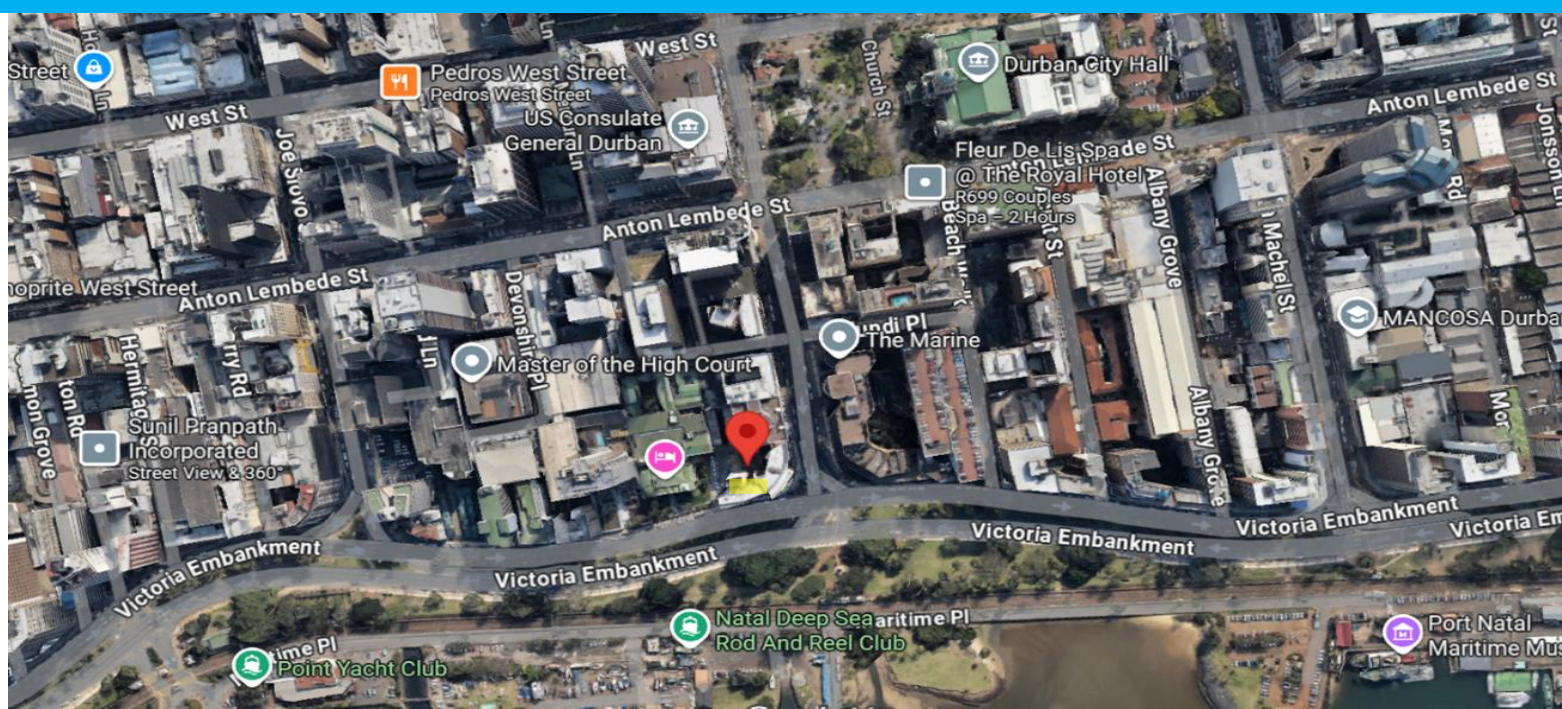
BANKING DETAILS

Name of Bank:	ABSA Bank Limited
Name of Account:	Ian Wyles Auctioneers and Appraisers (PTY) LTD (Property Practitioners Regulatory Authority Approved Trust Account)
Account Number:	40-9642-2381
Branch Name:	ABSA Bank Durban North
Swift Code:	ABSA ZA JJ
Branch Code:	632005
Reference:	Your Name and Property Address

DISCLAIMER

Whilst all reasonable care has been taken to provide accurate information, neither IAN WYLES AUCTIONEERS Ltd nor the Seller/s guarantee the correctness of the information provided herein, and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to negligence or otherwise of IAN WYLES AUCTIONEERS or the Sellers or any other person.

PROPERTY LOCALITY



87 Margaret Mncadi Avenue, Durban Central (Kingsford building area) is on the Durban Esplanade / Victoria Embankment, right along the harbour front in the Durban CBD. The area is mainly mixed-use (residential apartments, offices, tourism and harbour activities) with good access to transport and city amenities.

PROPERTY INFORMATION

General Property Address	87 Margaret Mncadi Avenue, Durban
Title Deed Information	
Title Deed Description	Section 94 of plan 113/1984 known as "KINGSFORD" situated at RE of erf 10663, Durban
Extent	116 m ²
Title Deed Number	ST15867/1992
Municipal Information Zoning	Residential
Monthly Rates	R 746.00
Monthly Levies	R 1 985.00
Lease/ Occupancy	The property remains occupied by the deceased's spouse
VAT Status	The Seller is NOT VAT Registered – Transfer Duty May Apply.
General Comments	The subject property is in good condition. Please note that we have not undertaken a structural survey, nor have we arranged for tests or inspections of the service installations.

ADDITIONAL INFORMATION

Step into a lifestyle defined by panoramic harbour views, modern comfort, and unbeatable convenience. Perched on the vibrant artery of Durban's CBD, offers a sanctuary in the sky with the city's pulse at your doorstep.

Set in the Kingsford complex, this home is perfectly positioned for urban dwellers seeking elegance, efficiency, and access to everything that matters — from business districts and shopping hubs to beaches and cultural landmarks.

This 2-bedroom apartment blends modern open-plan design with warmth and practicality. Each bedroom offers generous built-in cupboards.

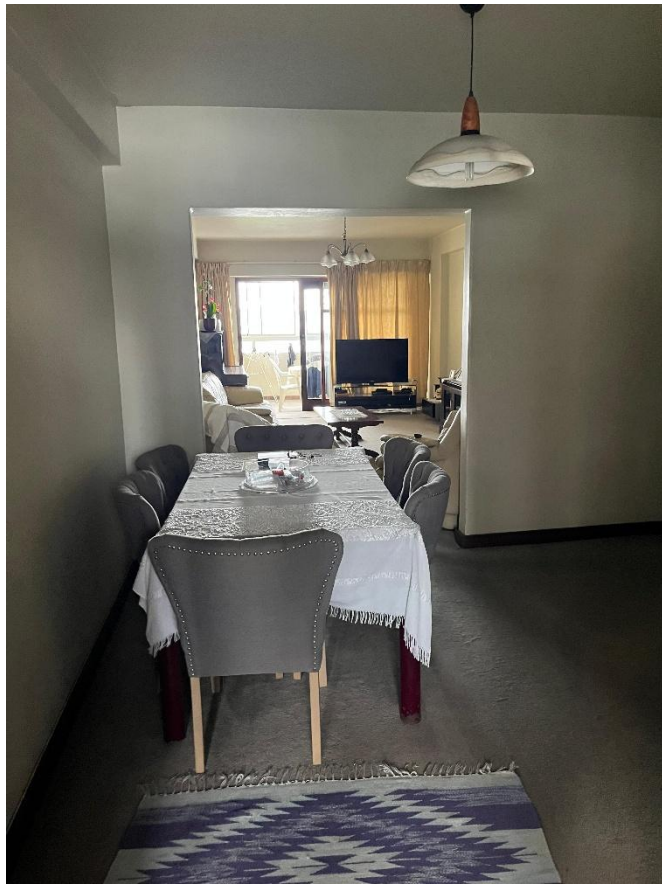
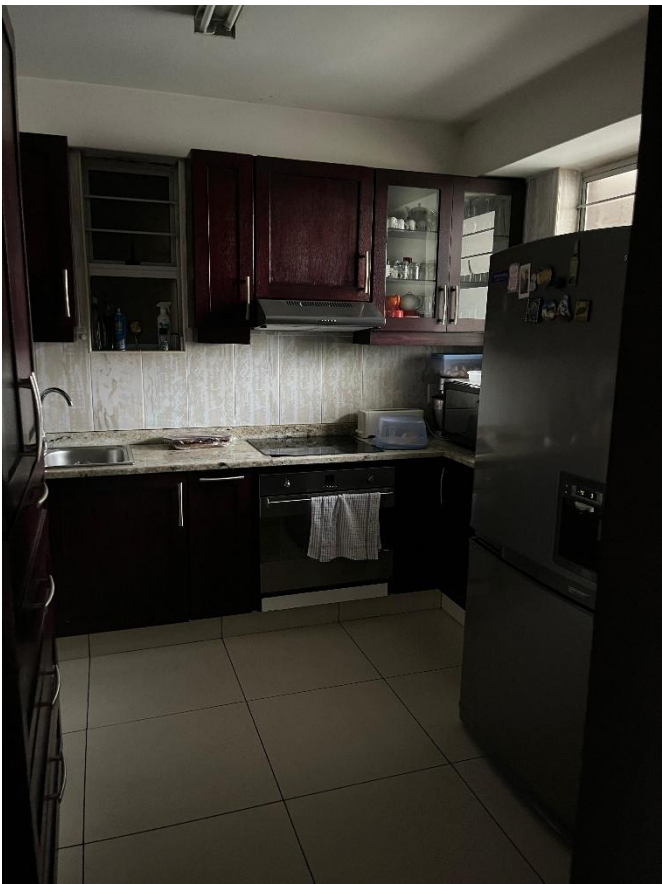
The apartment boasts a family bathroom fully fitted with modern fixtures and elegant tilework and guest toilet. At the heart of the apartment lies a beautifully integrated living space. The kitchen features ample built-in cupboards with modern countertops, electric stovetop, hob and extractor.

The lounge flows seamlessly into the dining area, enhanced by large windows that draw in light and frame the harbour or cityscape. Slide open the glass doors and step onto your small private balcony. The unit includes 1 secure, undercover parking bay, a major plus in this high-demand area. The Kingsford complex also offers controlled access and 24-hour security, giving residents peace of mind and a sense of community.

Durban CBD is experiencing steady growth and urban regeneration. With constant development, strong rental demand, and major infrastructure projects in progress. Whether you're a first-time buyer, a seasoned investor, or someone seeking a stylish lock-up-and-go lifestyle, this property delivers on every level.



GALLERY



GALLERY

