

**6 WEEK COMPLETION**



**SITUATION**

Located close to the junction with Central Park Road in this popular residential area within close proximity of West Ham Football Club and the many shops on Barking Road being approximately 2 miles from the Olympic Site at Stratford. The property is well served by a number of transport links including Upton Park and Plaistow Underground Stations (District and Hammersmith & City Lines).

**PROPERTY**

Forming part of a substantial building comprising a **Large Self-Contained 4 Bed Maisonette** arranged over Ground, First and Attic floors. In addition, the property includes a **Cellar** and **1 parking space** and benefits from gas central heating (not tested).

**VAT is NOT payable in respect of this Lot**

**ACCOMMODATION\***

**Ground Floor**

Open Plan Living Room/Kitchen

**First Floor**

3 Rooms (2 with Shower Cubicles), Bathroom/WC

**Attic Floor**

1 Room

**Plus Cellar**

\*Room sizes available from Auctioneers upon request

**TENURE**

**Leasehold for a term of 125 years from July 2007 at a fixed ground rent of £250 p.a.**

**Offered with FULL VACANT POSSESSION**

**Note: The Vendor has received an offer to rent the property on an AST at £16,200 p.a., but has not progressed the offer at this stage.**

**Vacant 4 Bed  
Maisonette**

The Surveyors dealing with this property are **NICHOLAS BORD** and **SOPHIE TAYLOR**

**VENDOR'S SOLICITORS**  
Hodders Law – Tel: 020 8965 9862  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts