

**ON BEHALF OF TRUSTEE IN BANKRUPTCY**



**SITUATION**

Located close to the junction with Scarborough Road, which in turn is just off the A106 (Grove Green Road), approximately ¼ mile from Leytonstone Underground Station (Central Line) and just under ½ mile from Leytonstone High Road Overground Station. The area benefits from being within close proximity to Westfield Stratford City Shopping Centre (1½ miles to the south) as well as only 4 ½ miles north of Canary Wharf.

**PROPERTY**

An end of terrace building arranged as **2 Self-Contained Flats**.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 6A (Ground Floor Flat)	Not inspected – Believed to be 2 Bedrooms, Kitchen, Living Room, Bathroom/WC	Individual(s)	99 years from 1st January 2007	£100	FRI <b>Valuable Reversion in approx. 89 years.</b>
Flat 6B (First Floor Flat)	Not inspected – Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 1st January 2007	£100	FRI <b>Valuable Reversion in approx. 89 years.</b>
<b>TOTAL</b>				<b>£200</b>	

**Note 1: The leases require the Freeholder to insure the property and recover the premium from the lessees.**

**Note 2: 6 Week Completion.**

**Note 3: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. This Lot cannot be sold prior to auction.**

**£200 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**

Howes Percival - Tel: 0116 247 3581  
Ref: S. Burns - Email: stuart.burns@howespercival.com

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 £500 (including VAT) upon exchange of contracts