



SITUATION

In a popular location just a short walk from Valentines Park and Wanstead Park and close to Seven Kings Mainline Station.

Ilford enjoys excellent links with the A406 (North Circular Road) and lies approximately 10 miles east of Central London and 4 miles from the Olympic Site in Stratford.

PROPERTY

An end of terrace **House** benefitting from a large extension over Ground and First Floors plus an attractive garden.

VAT is NOT payable in respect of this Lot

FREEHOLD

£26,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **MATTHEW BERGER**

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

ACCOMMODATION

Ground Floor

3 Rooms, Bathroom/WC, Living Area/Large Kitchen

First Floor

3 Rooms, Shower/WC

Second Floor

2 Rooms

GIA

Approx 1,800 sq ft

TENANCY

The entire property is let to **EHSL** for a term of 1 year from 1st February 2015 at a current rent of **£26,000 per annum** exclusive.

Note 1: EHSL is a Not For Profit organisation that specialises in providing housing for vulnerable adults nationwide. Visit: www.ehsl-uk.com

Note 2: The lease is held outside sections 24–28 of the Landlord & Tenant Act 1954.

VENDOR'S SOLICITORS

Pinsent Masons – Tel: 0121 623 8639

Ref: T. Eastwood Esq – Email: tom.eastwood@pinsentmasons.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