

IN SAME FAMILY OWNERSHIP FOR OVER 45 YEARS



SITUATION

Located close to the junction with High Road Leyton (A112) with its excellent local shopping and transport facilities, providing easy access to **Westfield Stratford City Shopping Centre** and **The Olympic Park** just ¾ of a mile to the south as well as being only 3½ miles north of Canary Wharf and approx. 4½ miles north-east of The City.

The property is also just a few minutes' walk from Leyton Underground Station (Central Line) and **Leyton Mills Shopping Centre** which includes multiples such as an **Asda Superstore, Next, TK Maxx, KFC, Subway, Costa, Fitness First** and many others.

PROPERTY

A mid terraced **3 Bedroom House** planned on ground and first floors with a small **Cellar** and a **35' rear Garden**.

VAT is NOT applicable to this Lot

£6,708 per annum

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **JONATHAN ROSS**

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

ACCOMMODATION

Ground Floor

2 Reception Rooms, Kitchen, WC

First Floor

3 Bedrooms, Bathroom, sep WC

Cellar

Storage

GIA Approx. 1,100 sq ft

FREEHOLD

TENANCY

The entire property is let on a regulated tenancy to **2 Individuals** at a current registered rent of **£6,708 per annum** exclusive (**EDR 24th September 2016**).

Note: The tenants have been in occupation since 1971.

VENDOR'S SOLICITORS

Sylvester Amiel Lewin & Horne - Tel: 020 8446 4000
Ref: B. Lewin - Email: brucelewin@sylvam.co.uk

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