



SITUATION

Located close to the junction with Cart Road and being within a short walk to Leytonstone High Road with its range of cafés, shops and restaurants. The area is well served by good public transport with Leyton Underground Station (Central Line) and Maryland Station (Overground and Elizabeth Line) both being approx. 1 mile distant and providing easy access to the City. In addition, Westfield Stratford City and Olympic Park are within a few miles. Leytonstone lies approx. 6 miles north-east of central London

PROPERTY

A mid terraced building comprising a **3 Bed House** (in need of modernisation) planned on ground and first floors together with a **Rear Garden**. The property includes double glazing and gas central heating (not tested).

ACCOMMODATION (measurements to maximum points)

Ground Floor

Reception Room 1	13'1"	×	10'3"
Reception Room 2	10'11"	×	7'9"
Kitchen	12'6"	×	8'4"
Bathroom/WC	8'2"	×	7'1"
Sep. WC			

First Floor

Bedroom 1	13'8"	×	10'11"
Bedroom 2	10'11"	×	8'5"
Bedroom 3	10'4"	×	8'5"

GIA Approx. 930 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: There may be potential to add additional accommodation at the rear as per neighbouring properties, subject to obtaining the necessary consents.

Note 2: The adjoining 2 Bed house (No. 83) sold in July 2022 for £647,000.

Note 3: Refer to Auctioneers for Floor Plan.

Note 4: Refer to Auctioneers for virtual tour of the property.

Vacant 3 Bed House

The Surveyors dealing with this property are
Steven Grossman and Jonathan Ross

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

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The Property



Rear of Property