Lot 18
Flat 43 De Havilland Square, Piper Way, Ilford, Essex IG1 4DE

*Guide: £185,000+
Residential Investment
On behalf of Joint Fixed Charge Receivers
6 week completion

The Property

SITUATION

Located directly off Vicarage Lane and within walking distance to Newbury Park (Central Line) and Seven Kings (Elizabeth Line) Stations. De Havilland Square is approx. 1 mile from the multiple shopping facilities in Ilford Town Centre.

Ilford is a popular suburb that lies approx. 9½ miles north-east of central London with good road access to the North Circular Road (A406), M11 and M25.

PROPERTY

Forming part of a modern development comprising a **Self-Contained Flat** on the third floor which includes a Juliet balcony.

In addition, the property includes **1 parking space**.

ACCOMMODATION

Third Floor Flat

Believed to be a 2 Bed Flat

(The Joint Fixed Charge Receivers and Barnett Ross have not inspected the flat and no warranty is provided with the accuracy of the accommodation)

Area Approx. 645 sq ft[1]

[1]Area taken from EPC

VAT – refer to the special conditions of sale in the legal pack.

TENURE

Leasehold for a term of 999 years from 31st January 2005 at an initial ground rent of £350 p.a. doubling in 2030, 2055 and 2080.

Front communal entrance to the property

TENANCY

The property is let to **Finefair Ltd** for an unknown term at a current rent of **£11,100 per annum (£925 pcm)**.

Note 1: Finefair are London's Largest Rent Guarantee Company (source: www.finefair.com). We understand the flat is currently used as emergency accommodation by The London Borough of Southwark.

Note 2: Flat 59 (2 Beds) sold in July 2024 for £275,000.

Residential Investment

The Surveyors dealing with this property are **Steven Grossman** and **Elliott Greene**

Joint Auctioneers
Lamberts Chartered Surveyors
Tel: 020 7278 8191 Ref: Ross Freese
Email: ross.freese@lambertsurv.co.uk

Vendor's Solicitors
TLT LLP
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The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'