



SITUATION

Located within this residential development and being just under a mile from Newbury Park Underground Station (Central Line). The open spaces of Fairlop Waters Country Park are within close proximity and the area benefits from excellent road communications being within easy reach of the A12 (Eastern Avenue). Ilford lies approx. 11 miles north-east of central London.

PROPERTY

Comprising a **Self-Contained 2 Bed Flat** on the first floor of a purpose built block which has a communal garden.

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

The property benefits from:

- Underfloor heating
- uPVC Double Glazing
- Entry Phone

ACCOMMODATION (measurements to maximum points)

First Floor Flat

Bedroom 1	12'10"	x	11'11"
Bedroom 2	9'8"	x	9'4"
Living Room	14'10"	x	10'10"
Kitchen	10'10"	x	6'4"
Bathroom/WC	7'0"	x	6'4"

GIA Approx. 540 sq ft

Plus 1 Parking Space

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 99 years from 29th September 1965 (thus having approx. 38 years unexpired) at a fixed ground rent of £18.90 p.a.

Offered with Vacant Possession

Note 1: No. 47 St Peters Close (2 Bed Flat with a 999 year lease) sold in February 2025 for £260,000 (source: zoopla.co.uk).

Note 2: Refer to the Auctioneers for the video tour of the property.

Vacant 2 Bed Flat

The Surveyors dealing with this property are
Steven Grossman and Rocco Kay

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'**

Vendor's Solicitors

Orwins
Tel: 020 8349 0321 Ref: Jeremy Manuel
Email: jeremy.manuel@orwins.law

Rear View of Flat



View into St Peters Close

