



**SITUATION**

Located on this attractive residential street within easy walking distance of the shopping amenities of Woodgrange Road, Forest Gate Station and Wanstead Park Station. Forest Gates lies approximately 1 ½ miles from Stratford Olympic Park and Westfield Stratford City and 2 ½ miles west of Ilford Town Centre and benefits from good road links to the North Circular Road and the A12.

**PROPERTY**

Forming part of a semi-detached house comprising a **Self-Contained 2 Bed Flat** at first floor level and benefitting from gas central heating (not tested).

**VAT is NOT payable in respect of this Lot**

**ACCOMMODATION**

**First Floor Flat**  
2 Bedrooms  
Kitchen  
Lounge  
Bathroom/WC

**GIA Approx 610 sq ft**

**TENURE**

**Leasehold for a term of 99 years from 1st January 1986 (thus having approx 71½ years unexpired) at a ground rent of £50 p.a. rising by £25 every 33 years.**

**Offered with FULL VACANT POSSESSION**

**Note 1: There may be potential to create additional accommodation in the loft space, subject to obtaining the necessary consents.**

**Note 2: The flat was recently let on an AST at £14,400 p.a.**

**Vacant 2 Bed Flat**

The Surveyors dealing with this property are **NICHOLAS BORD** and **SOPHIE TAYLOR**

**VENDOR'S SOLICITORS**  
Excel Law – Tel: 020 8500 6478  
Ref: H. Athwal Esq – Email: ha@excelaw.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 £600 (including VAT) upon exchange of contracts