

6 WEEK COMPLETION



SITUATION

Located at the corner of Blurton Road within this busy local shopping centre, enjoying easy access to the A104 Lea Bridge Road and the A107 Lower Clapton Road, approximately 2 miles from the Olympic Village at Stratford and 4 miles north east of the City.

VAT is NOT payable in respect of these Lots

PROPERTIES

Forming part of an attractive corner building comprising **2 Self-Contained 1 Bed Flats** at First & Second floor level with street access from Blurton Road.

TENURE

Each Leasehold to be for a term of 150 years from completion at a ground rent of £100 p.a. doubling every 25 years.

TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 55 Reserve below £150,000	Flat 5 (First Floor)	First Floor Flat 1 Bedroom, Living Room, Kitchen, Bathroom/WC				VACANT
Lot 56 Reserve below £150,000	Flat 6 (Second Floor)	Second Floor Flat 1 Bedroom, Living Room, Kitchen, Bathroom/WC				

The Surveyors dealing with these properties are
JONATHAN ROSS and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS
KHH Law – Tel: 020 8800 8866
Ref: N. Hanan Esq – Email: nigelhanan@khhlaw.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) per Lot upon exchange of contracts