



6 WEEK COMPLETION

SITUATION

Located between Millharbour and Westferry Road only minutes from the River Thames and approx. 700 metres from the Canary Wharf office complex with its chic selection of Bars, Restaurants and Shops. Transport links are excellent with both South Quay and Crossharbour DLR being only 420 metres away, as well as Canary Wharf (Jubilee Line). The O2 Arena, Excel and London City Airport are all within easy reach and the City is under 4 miles to the West.

Note 1: There is potential to extend into the roof space subject to planning.

Note 2: We are informed that a 3 bed house at No 118 Mellish St is under offer through Foxtons at circa £650,000.

Note 3: The house is currently let on an AST at £28,600 and the tenant has been served notice to vacate on the 4th January 2014. He would consider renting from the new owner if required.

PROPERTY

A Victorian end of terrace property comprising a **3 Bedroom House** planned on ground and first floor level. The house has gas fired central heating, 2 Reception Rooms (currently used as bedrooms) plus a Rear Garden.

ACCOMMODATION *

Ground Floor

Reception Room	13'9" x 11'10"
Dining Room	11'4" x 9'10"
Breakfast Room	12'0" x 10'3"
Kitchen	8'4" x 6'7"
Cloakroom/WC	

First Floor

Bedroom 1	15'9" x 11'11"
Bedroom 2	11'1" x 9'10"
Bedroom 3	10'10" x 8'5"
En-Suite Bathroom/WC	
Shower Room/WC	

Outside

Rear Garden 29' depth.

Gross Internal Area Approx 1,100 sq ft

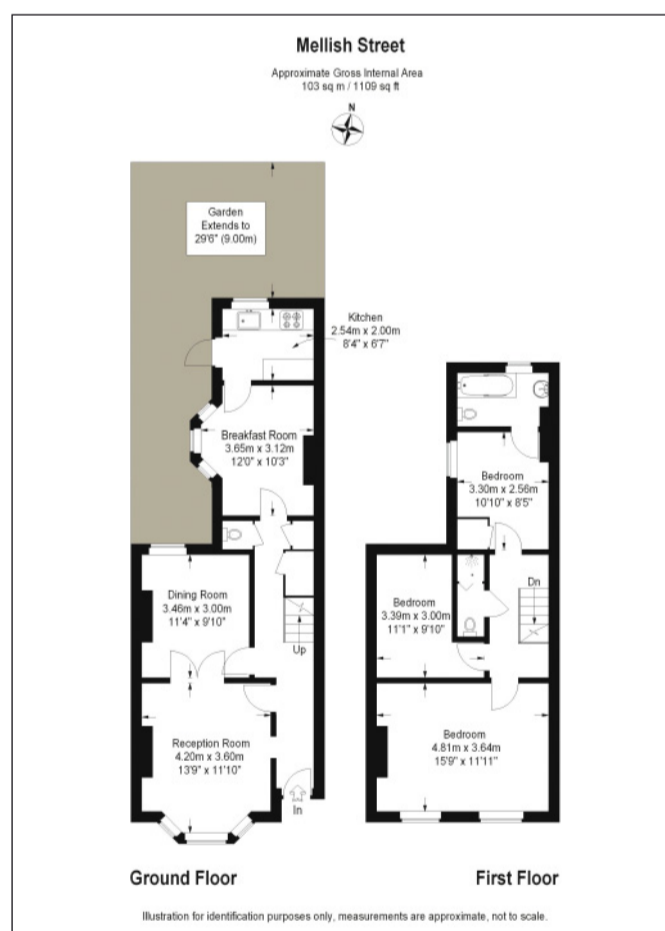
*Measurements taken to maximum points.

Vacant 3 Bed House

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION



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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) upon exchange of contracts