



**SITUATION**

Located along the vibrant Green Street amongst a vast host of multiple traders such as **Greggs, Boots Pharmacy, Holland & Barrett, Shoe Zone, Iceland Foods, Tesco Metro** and many more, being within 0.1 miles of Upton Park Underground Station (District and Hammersmith & City Lines) providing fast access to Liverpool Street Station (approx. 16 minutes). The famous **Queen Street Market** is also just 0.1 miles distant.

Canary Wharf lies approx. 3 ¼ miles to the south-east and London City Airport is only 2 miles south.

**PROPERTY**

Comprising a **2 Bed Self-Contained Flat** at front first floor level which is accessed from the rear of the building and benefitting from gas central heating and double glazed windows.

**The former West Ham Football Stadium which lies just a short walk of the property is currently being developed by Barrett Homes which is set to deliver 842 new homes with 1 bed flats starting at £370,000 and will contribute to the major regeneration occurring in the area.**

**ACCOMMODATION**

**First Floor Flat (Front)**

Bedroom 1	16'1"	×	10'4"
Bedroom 2	16'1"	×	7'8"
Living Room	16'1"	×	11'8"
Kitchen	8'9"	×	7'3"
Bathroom/WC			

**GIA Approx. 650 sq ft**

**VAT is NOT applicable to this Lot**

**TENURE**

**Leasehold for a term of 99 years from 1st July 1986 at a ground rent of £75 p.a. doubling every 33 years (thus having approx. 68 years unexpired – see Note)**

**Offered with VACANT POSSESSION**

**Note: At the request of the purchaser, prior to completion, the Vendor will serve a section 42 Notice to extend the lease for an additional 90 years and assign this benefit to the purchaser.**

**Vacant 2 Bed Flat**

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **STEVEN GROSSMAN**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**VENDOR'S SOLICITORS**

YVA Solicitors – Tel: 020 8445 9898  
Ref: S. Patel – Email: sp@yvasolicitors.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 £500 (including VAT) upon exchange of contracts