

Flat B overlooks the rear of 366 Green Street



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 rear 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 (Rear)

Bedroom 1	16'2"	×	9'9"
Bedroom 2	15'11"	×	7'5"
Living Room	15'1"	×	12'0"
Kitchen	8'10"	×	7'3"
Bathroom/WC			

GIA Approx. 620 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