



### SITUATION

Located at the corner of Blurton Road within this sought after and improving residential area, close to local shops and eateries and transport links and enjoying easy access to the A104 Lea Bridge Road and the A107 Lower Clapton Road, approximately 2 miles from Westfield Stratford City and the Olympic Village and 4 miles north east of the City.

### PROPERTY

Forming part of an attractive corner building comprising a **Self-Contained 1 Bed Basement Flat** with its own separate street entrance in Blurton Road.

The Flat includes:

- uPVC floor to ceiling windows (living room)
- Gas Central Heating
- Sprinkler System
- Electric Hob/Oven

### ACCOMMODATION (measurements to maximum points)

#### Basement Flat

Living Room	17' 7" x 15' 10"
Kitchen	7' 1" x 6' 7"
Bedroom	16' 1" x 10' 4"
Bathroom/WC	7' 10" x 5' 11"

**GIA Approx. 550 sq ft**

**VAT is NOT applicable to this Lot**

### TENURE

**Leasehold for a term of 150 years from 29th September 2013 at a ground rent of £150 p.a. rising by £100 every 25 years.**

### TENANCY

The property is let to an **Individual** on an Assured Shorthold Tenancy for a term of 2 years from 8th February 2019 at a current rent of **£14,560 per annum** exclusive.

**Mutual Break February 2020**

**Note: There is a one month Rent Deposit held.**



**£14,560** per annum

The Surveyors dealing with this property are **Elliott Greene** and **Jonathan Ross**

### Vendor's Solicitors

KHH Law LLP

Tel: 020 8800 8866 Ref: Nigel Hanan

Email: nigelhanan@khhlaw.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
 \*Refer to points 9 and 10 in the 'Notice to all Bidders' page