



SITUATION

Located in this residential area, near to the junction with High Road Leytonstone. Local shopping facilities and bus routes can be found along the High Road with Stratford Station and Westfield shopping centre being within easy reach.

Leytonstone lies approx. 4½ miles north of Canary Wharf.

PROPERTY

Comprising a mid-terraced house converted into **2 Self-Contained Flats** planned on ground, first and attic floors. In addition, the property includes a rear garden.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1 : In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.

Note 2: The Freeholder insures. Current sum insured is £456,750. Current premium is £791.09 p.a.

Note 3: A 581 sq ft 2 bed flat in 36a Cann Hall Rd sold in Dec. 2018 for £380,500 (£654 psf).

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 48 (Ground Floor Flat)	2 Rooms, Kitchen, Bathroom/WC ¹ Plus rear garden	Individual(s)	99 years from 15th May 2006	£250 (rising to £500 p.a. in 2039 and £750 p.a. in 2072)	FRI Valuable reversion in approx. 84¼ years.
No. 48a (First & Attic Floor Flat)	4 Rooms, Kitchen, Bathroom/WC ¹	Individual(s)	99 years from 15th June 2006	£250 (rising to £500 p.a. in 2039 and £750 p.a. in 2072)	FRI Valuable reversion in approx. 84¼ years.
				Total: £500	

¹Not inspected by Barnett Ross.

**£500 p.a. with
2 Valuable Reversions**

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Joint Auctioneers

Williamson Dace Brown
Tel: 020 8886 4407 Ref: Katherine Dace
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Vendor's Solicitors

Pothecary Witham Weld
Tel: 020 7821 8211 Ref: Alexa Beale
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The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**