



SITUATION

Located within this residential neighbourhood and within close proximity to the local shopping facilities in Rainham Road South and Dagenham East Underground Station (District Line).

Dagenham is a popular residential area being approximately 3 miles south-east of Ilford and 3 miles south-west of Romford benefitting from good road links to the A406 North Circular and only 5 miles from London City Airport.

PROPERTY

A semi-detached **3 Bed House** which includes:

- Gas central heating
- uPVC double glazing
- Rear garden

ACCOMMODATION

Ground Floor

Reception Room 1 (Front)	15'0" x 11'0"
Reception Room 2 (Rear)	7'3" x 9'5"
Conservatory	8'9" x 6'9"
Bathroom	9'6" x 5'6"
Separate WC	

First Floor

Bedroom 1 (Front)	12'6" x 10'3"
Bedroom 2 (Rear)	9'9" x 9'4"
Bedroom 3 (Rear)	6'7" x 6'1"

GIA Approx. 710 sq ft

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on an Assured Shorthold Tenancy to **2 individuals** for a term of 1 year from 6th June 2022 at a current rent of **£12,600 per annum** exclusive (**£1,050 pcm**).

Note 1: There is a £959.10 Rent Deposit held.

Note 2: There may be potential to create additional accommodation in the roof space, subject to obtaining possession and the necessary consents.

Note 3: No. 162 Western Avenue (3 Bed House) sold for £395,000 in February 2022 and No. 178 Western Avenue (4 Bed House) sold in June 2022 for £465,000.

£12,600 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Joint Auctioneers

Williamson Dace Brown
Tel: 020 8886 4407 Ref: Thomas Dace
Email: thomas@wdbproperty.co.uk

Vendor's Solicitors

Gisby Harrison
Tel: 01707 878 300 Ref: Franc Cuffaro
Email: franc.cuffaro@gisbyharrison.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**