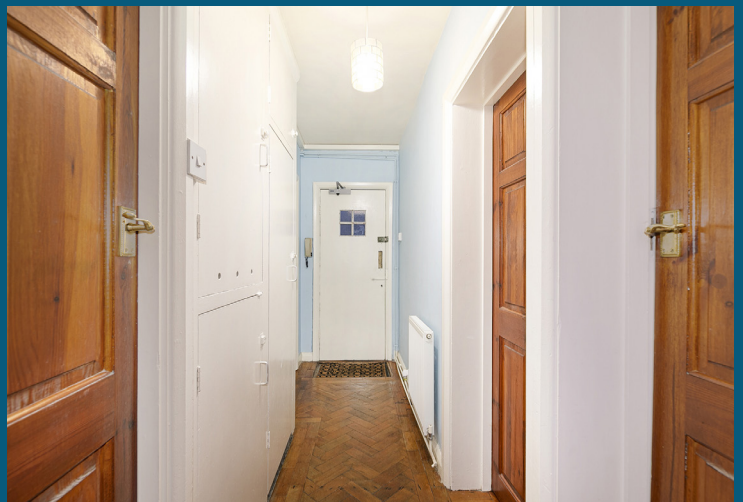




**To be sold via unconditional auction
(28-day immediate exchange)**

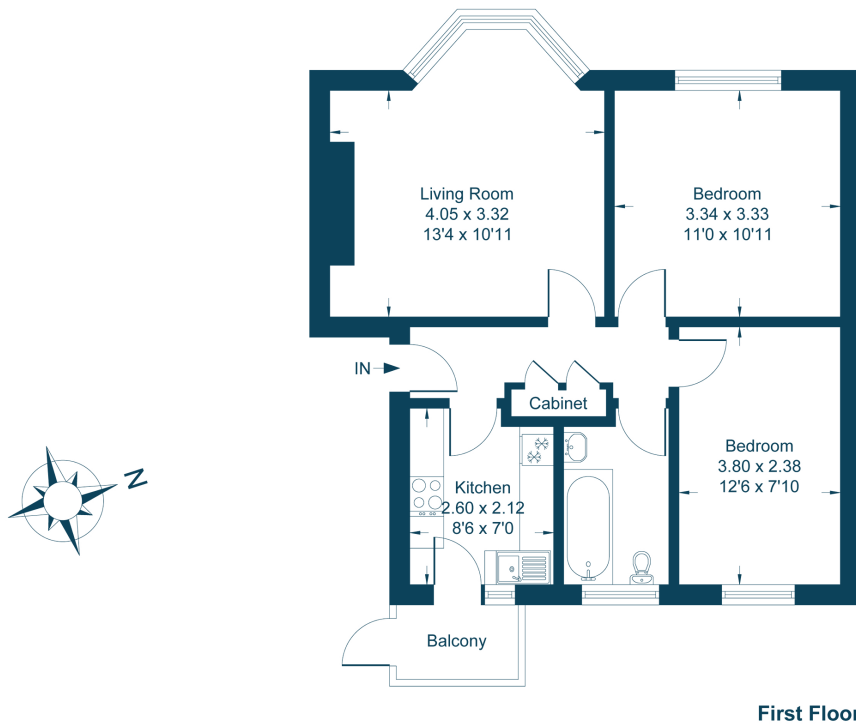


- ✓ **TO BE SOLD BY PROPERTY SOLVERS ONLINE AUCTION
(UNCONDITIONAL 28-DAY / IMMEDIATE EXCHANGE)**
- ✓ Bidding opens on Thursday 4th February at 14:00 and closes on Wednesday 10th February at 14:00 with a GUIDE PRICE of £225,000
- ✓ London 'Zone 3' location
- ✓ Competitively priced for a quick sale
- ✓ Cash buyers only (due to 53 years remaining on the lease)
- ✓ Well-proportioned flat with good sized living room, kitchen and 2 double bedrooms
- ✓ South-west facing bay window feature in living room and original parquet flooring throughout
- ✓ Extra storage (cabinet) space
- ✓ Close to Ofsted-rated 'Good' schooling, transport links + a wide range of amenities
- ✓ Annual ground rent of £100 (paid twice annually) and annual service charge of £75





Approximate Gross Internal Area = 51.75 sq m / 557 sq ft



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Property Particulars



Living Room

13.40ft x 10.11ft (4.05m x 3.22m)



Kitchen

8.60ft x 7.00ft (2.60m x 2.12m)



Bedroom 1

11.00ft x 10.11ft (3.34m x 3.33m)



Bedroom 2

12.6ft x 7.10ft (3.80m x 2.38m)



Bathroom

9.09ft x 5.09ft (2.77m x 1.55m)



Gross Internal Floor Area

(approx.) = 557 sq ft (51.75 sq m)

Overview

Located in London's Zone 3, this first floor flat makes an excellent owner-occupied home or buy-to-let investment opportunity. The property has an Energy Performance Rating 'C' and a designated off-street car parking space (at the rear of the building). Sold to cash buyers with a remaining lease of 53 years, the flat is competitively priced for a fast open market auction sale.

Description

Enter the well-proportioned flat into a long hallway/corridor (47 square feet). To your immediate right is the fully-fitted kitchen (60 square feet) with direct access to a south-east facing balcony area. To the left is the large living room (135 square feet) with bay windows drawing in south-west facing light. Continuing through the corridor there is a cabinet to the right before arriving at the 46 square foot bathroom with 3-piece suite. Further to the left is the first of two double bedrooms (111 square feet). Straight ahead is the second 89 square foot bedroom.



Energy Rating

An Energy Assessor visited the property in 2010 and gave this property an Energy Rating of C.

EPC ratings are measured on a scale from A (most efficient) to G (least efficient). The certificate is valid for 10 years.

For a property to achieve a C rating it must score 69-80 Standard Assessment Procedure points. 27.68% of properties lodged on to the UK Government's EPC Register are C rated.

Score Energy Rating

92+



81-91



69-80



55-68



39-54



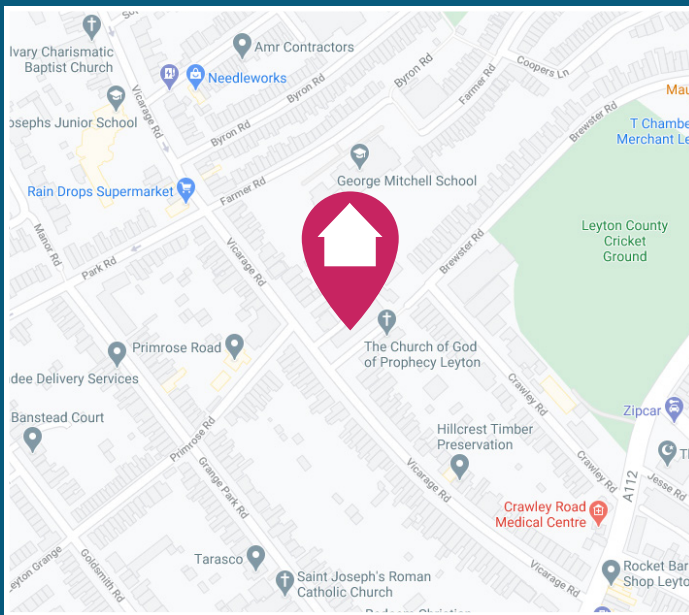
21-38



1-20



Location



The property is conveniently located close to a number of amenities including Jack Cornwell, Abbots, Leyton Manor and Jubilee Parks (the latter being the largest managed by Waltham Forest Borough Council) as well as Leyton Cricket Ground, Crawley Road Medical Centre, Leyton Leisure Centre, a Tesco Superstore (amongst other supermarkets) plus a number of well-reviewed bars and restaurants. Leyton Midland Road is a short walk away with Leytonstone tube station a little further (heading west).



Schools

- ✓ Dawlish Primary (Ofsted-rated 'Good') is 0.19 miles away
- ✓ St. Joseph's Junior (Ofsted-rated 'Good') is 0.20 miles away
- ✓ Riverley Primary (Ofsted-rated 'Outstanding') is 0.25 miles away
- ✓ Willow Brook Primary (Ofsted-rated 'Outstanding') is 0.33 miles away
- ✓ Noor UI Islam Primary (Ofsted-rated 'Good') is 0.37 miles away
- ✓ Newport School (Ofsted-rated 'Outstanding') is 0.50 miles away

More Information

- ✓ Auction Terms + Conditions
- ✓ Anti-Money Laundering (AML) Requirements
- ✓ Auction Legal Pack (registration required)
- ✓ Auction Buyer's Guide

Our enquiry line - **0800 044 3797** - is open 24/7 and we're happy to answer any questions. Please also make enquiries via the **auction listing** directly.

Viewings

Viewings available 7 days a week (excluding Christmas and Boxing day).

All viewers must observe our COVID-19 Viewing Policy

Notice to Bidder

Please be aware that if your bid is successful on auction day, the exchange of contracts will happen immediately after the Auction.

As part of the Property Solvers Online Auction process, bidders will be required to register online and provide proof of ID documents (passport and photo driving license). For a full list of requirements please see the legal pack documents.

Buyer Reservation Fee

A fee of 2% + VAT (non-refundable) will be due from winning bidder.