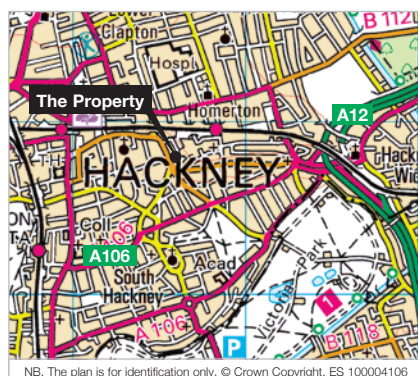
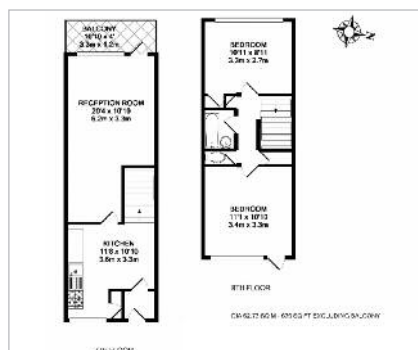


London E9

Flat 74, Latimer House, Morning Lane, Hackney E9 6HF

- A Leasehold Self-Contained Purpose Built Seventh and Eighth Floor Maisonette
- Providing Two Bedroom Accommodation
- GIA Approximately 62.7 sq m (675 sq ft)

Vacant Possession



To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 2.15 – 2.45 p.m. These are open viewing times with no need to register. (Ref: UD).

VACANT – Leasehold Flat



Tenure

Leasehold. The property is held on a lease for a term of 125 years from 27th August 1990 (thus having approximately 98 years unexpired) at a current ground rent of £9 per annum.

Location

The property is situated on the east side of Morning Lane, to the south of its junction with Flanders Way. Local shops and amenities are located to the south-west along Well Street, with the more extensive facilities of Central London accessible to the south-west. Local bus routes run along Morning Lane to the west. London Overground services run from Homerton Station to the north-east. The A12 is to the east and provides direct access to the North Circular Road and the M25 Motorway. The open spaces of Victoria Park are to the south-east.

Description

The property comprises a self-contained seventh and eighth floor maisonette situated within a block arranged over ground and eight upper floors. There is a lift in the building (not tested).

Accommodation

Seventh Floor – Reception Room, Kitchen

Eighth Floor – Two Bedrooms, Bathroom with wash basin, Separate WC

GIA Approximately 62.7 sq m (675 sq ft)

Floor plans are available at www.allstop.co.uk

NB. There are currently works being carried out on the building, the estimated cost of which has been paid for by the Vendor. Please refer to the legal pack for further information.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allstop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.