

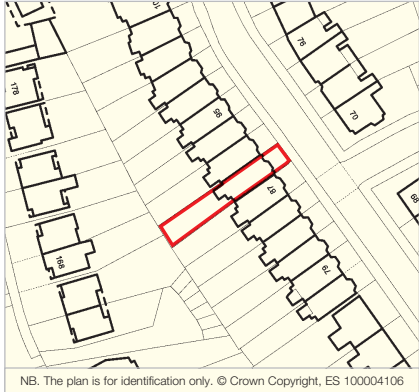
London N16

89 Cranwich Road, Stamford Hill N16 5JA

- A Freehold Mid Terrace Building
- Internally arranged to provide Three Self-Contained Flats
- The First Floor has suffered Fire Damage

Vacant Possession

BY ORDER OF A HOUSING
ASSOCIATION



NB. The plan is for identification only. © Crown Copyright, ES 100004106

To View

The property will be open for viewing every Thursday between 2.15 – 2.45 p.m. and Saturday between 12.15 – 12.45 p.m. before the Auction, and Tuesday 24th March between 11.45 a.m. – 12.15 p.m. These are open viewing times with no need to register. (Ref: UD).

VACANT – Freehold Building



Tenure

Freehold.

Location

The property is located on the west side of Cranwich Road to the north of its junction with Bergholt Crescent. Shops are located along High Road to the east with the more extensive facilities of Stratford being accessible to the south-east. Stamford Hill Rail Station provides direct access to Central London. The A503 leads to the A1.

Description

The property comprises a mid terrace building arranged over lower ground, raised ground and two upper floors beneath a pitched roof. The building is internally arranged to provide three self-contained flats. The property benefits from a front yard and rear garden.

Accommodation

A schedule of Accommodation is set out below.

Flat	Floor	Accommodation
A	Raised Ground	Reception Room, Bedroom, Kitchen, Bathroom with WC and wash basin
B	First *	Reception Room, Bedroom, Kitchen, Bathroom with WC and wash basin
C	Second	Reception Room, Bedroom, Kitchen, Bathroom with WC and wash basin

* NB. Fire damaged.

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.allsoop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.