

London E17

99 Hibbert Road, Walthamstow E17 8HE

Tenure

Leasehold. The flat is to be held on a new lease for a term of 150 years from completion at an initial ground rent of £150 per annum.

Location

The property is located on the west side of Hibbert Road, to the south of its junction with Wetherden Street. An extensive range of local shops and amenities is available close by along Lea Bridge Road. The A10 is accessible. Communications are afforded by Lee Bridge (rail), Walthamstow Central (Underground) and Walthamstow Queen's Road (Overground) Stations. Lee Valley Park and Walthamstow Marshes are also accessible.

Description

The property comprises a self-contained flat situated on the first floor of a mid terrace building arranged over ground and first floors beneath a pitched roof. The property benefits from a shared rear garden.

A Leasehold Self-Contained First Floor Flat subject to a Regulated Tenancy

Accommodation

The property was not internally inspected by Allsop. The following information was obtained from the Rent Register. We are informed that the property provides:
Three Rooms, Kitchen/Diner, Bathroom/WC

Tenancy

The property is subject to a Regulated Tenancy at a registered rent of £113 per week (effective date 20th June 2018).

Seller's Solicitor

Messrs Womble Bond Dickinson LLP
(Ref: Ms L Hill).
Tel: 0191 279 9139.
Email: lisamarie.hill@wbd-uk.com

**Current Gross
Rent Reserved
£5,876 per
annum**

**INVESTMENT –
Leasehold Flat**



London E17

118 & 120 Hibbert Road, Walthamstow E17 8HD

granger plc

BY ORDER OF GRAINGER PLC

Tenure

Freehold.

Location

The property is located on the east side of Hibbert Road, to the south of its junction with Theydon Street. An extensive range of local shops and amenities is available close by along Lea Bridge Road. The A10 is accessible. Communications are afforded by Lee Bridge (Rail), Walthamstow Central (Underground) and Walthamstow Queen's Road (Overground) Stations. Lee Valley Park and Walthamstow Marshes are also accessible.

Description

The property comprises a mid terrace building arranged over ground and first floors beneath a pitched roof. The building is internally arranged to provide two self-contained flats. Each flat benefits from a shared rear garden.

A Freehold Mid Terrace Building internally arranged to provide Two Self-Contained Flats. Ground Floor Flat Vacant, First Floor Flat sold off on Long Lease

Accommodation

Ground Floor – Reception Room, Two Bedrooms, Kitchen, Bathroom/WC with wash basin

Tenancy

No 120 (First Floor Flat) is subject to a lease for a term of 189 years from 24th June 1992 (thus having approximately 163 unexpired) at a peppercorn ground rent.

To View

The Ground Floor Flat will be open for viewing every Monday and Wednesday before the auction between 9.30 – 10.00 a.m. starting from Wednesday 29th August. These are open viewing times with no need to register (Ref: JA).

Seller's Solicitor

Messrs Womble Bond Dickinson
(Ref: I Gallon Esq).
Tel: 0345 415 0000.
Email: ian.gallon@wbd-uk.com

**Ground
Floor Flat
Vacant**

**INVESTMENT/
VACANT –
Freehold Building**



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.allsop.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.