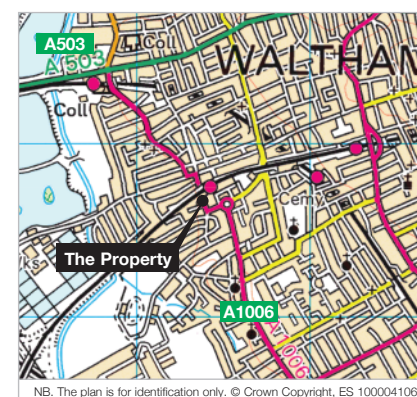


## London E17

### Flats 30A, 30B and 30C, St James Street, Walthamstow E17 7PF

- **Three Leasehold Self-Contained Flats**
- Each subject to an Assured Shorthold Tenancy
- To be offered Collectively
- St James Street Overground Rail Station is close by providing services to Liverpool Street in 13 minutes
- Total Current Gross Rent Reserved **£38,280 per annum (equivalent)**



#### Tenure

Leasehold. Each flat will be held on a new lease for a term of 200 years from the date of completion at a ground rent of £200 per annum.

#### Location

The property is located on the west side of St James Street, between the road's junctions with Leucha Road and Frederic Street. The property is well located with a range of amenities and facilities close by. St James Street Overground Rail Station is a short walk away and provides direct services to London Liverpool Street Station with journey times of 13 minutes. Walthamstow Central Rail and Underground Station (Victoria Line) is also within reach. Extensive shopping facilities are available from 'The Mall' Walthamstow and Walthamstow Market.

#### Description

The property comprises three self-contained flats situated within a mid terrace building arranged over ground and three upper floors. The flats will be offered collectively as one lot.

#### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.	Current Rent £ p.a.
30A	First Floor	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 11th November 2017	£995 p.c.m.	£11,940 p.a.
30B	First Floor	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 18 months from 6th May 2017	£995 p.c.m.	£11,940 p.a.
30C	Second & Third Floor	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 24 months from 15th July 2017 (1)	£1,200 p.c.m.	£14,400 p.a.

(1) There is a mutual break clause after the first 12 months.

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](http://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.

#### INVESTMENT – Three Leasehold Flats