

## London E6

### 275 Roman Road, East Ham E6 3SQ



#### BY ORDER OF MORTGAGEES

##### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 10th July 2007 (thus having approximately 118 years unexpired) at a current ground rent of £200 per annum.

##### Location

The property is located on Roman Road close to its junction with Stokes Road. Local shops and amenities can be found on East Ham High Street South (A117) to the east which is also served by local bus services. Beckton Station (DLR) is located approximately a mile away to the south-east and Upton Park and East Ham Underground Stations (Circle, District and Hammersmith lines) are located to the north. The property is situated close to the A13 which provides access to central London and the M25 Motorway. The open spaces of Roman Road Playing Fields are also located close by.

A Leasehold Mid Terrace Building arranged to provide Two Residential Units. Possible Potential for Conversion of Existing to form a Single Dwelling, subject to obtaining all necessary consents

##### Description

The property comprises a mid terrace building arranged over ground and first floors beneath a pitched roof. Internally the property has been sub-divided to form two residential units. There is a garden to the rear. The property affords potential for conversion to form a single dwelling subject to obtaining all necessary consents.

##### Accommodation

**Ground Floor** – Two Rooms, Kitchen, Shower Room with WC and basin

**First Floor** – Four Rooms, Bathroom with WC and basin

##### To View

The property will be open for viewing every Thursday and Saturday before the Auction between 9.30 – 10.00 a.m. (Ref: UD).

##### Seller's Solicitor

Messrs DWF LLP (Ref: Ms A Renshaw).  
Tel: 0161 603 5103.  
Email: alicia.renshaw@dwf.co.uk

#### Vacant Possession

##### Registered Bidding

Registered bidding will apply to this lot. Prospective purchasers will be required to deposit cleared funds of £15,000 into the Allsop LLP Clients Account prior to the Auction. In return, a bidding paddle will be provided. The successful purchaser will be required to provide a cheque to ensure the deposit provided equates to 10% of the purchase price (Ref: AC).

**VACANT –  
Leasehold Building**



43  
LOT

## London E12

### 34 Fourth Avenue, Manor Park E12 6DD



#### BY ORDER OF MORTGAGEES

##### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 22nd August 2007 (thus having approximately 118 years unexpired) at a current ground rent of £200 per annum.

##### Location

The property is located on the west side of Fourth Avenue close to its junction with Romford Road (A118) where local shops and amenities can be found. Woodgrange Park Overground and Manor Park Rail Stations are located approximately half a mile to the west and Ilford Rail Station is to the east. The North Circular Road (A406) is also close by and connects the area to the national motorway network.

A Leasehold Mid Terrace Building internally arranged to provide Two Residential Units. Possible Potential for Conversion of Existing to form a Single Dwelling, subject to obtaining all necessary consents

##### Description

The property comprises a mid terrace building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide two residential units. The property affords potential for conversion to form a single dwelling, subject to obtaining all necessary consents. There is a garden to the rear.

##### Accommodation

**Ground Floor** – Two Rooms, Kitchen, Bathroom with WC and wash basin

**First Floor** – Four Rooms, Bathroom with WC and wash basin

##### To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 12.45 – 1.15 p.m. (Ref: UD).

##### Seller's Solicitor

Messrs DWF LLP (Ref: AR).  
Tel: 0161 603 5103 Fax: 0161 603 5050.  
Email: alicia.renshaw@dwf.co.uk

#### Vacant Possession

##### Registered Bidding

Registered bidding will apply to this lot. Prospective purchasers will be required to deposit cleared funds of £15,000 into the Allsop LLP Clients Account prior to the Auction. In return, a bidding paddle will be provided. The successful purchaser will be required to provide a cheque to ensure the deposit provided equates to 10% of the purchase price (Ref: AC).

**VACANT –  
Leasehold Building**



44  
LOT

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 £750 (including VAT) upon exchange of sale memoranda.