

London E14

Flat 63, 416 Manchester Road, Isle of Dogs E14 3FD

- **A Long Leasehold Self-Contained Purpose Built Third Floor Two Bedroom Flat**
 - Includes Secure Underground Car Parking Space (No. 49)
 - Close to South Quay DLR Station and Canary Wharf
 - GIA Approximately 90.4 sq m (973 sq ft)
 - Private Balcony
- ### Vacant Possession



To View

The property will be open for viewing every Monday between 1.45 – 2.15 p.m. and Saturday between 2.30 – 3.00 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs: Harold Benjamin (R Oshry Esq).
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**VACANT –
Long Leasehold Flat with Parking**



Tenure

Long Leasehold. The property is held on a lease for a term of 999 years from 1st August 1996 (thus having approximately 977 years unexpired) at a current ground rent of £150 per annum.

Location

The property is situated on the north side of Stewart Street, to the east of its junction with Manchester Road (A1206). Local amenities are available along the length of Marsh Wall, with the further facilities of Canary Wharf also being accessible. The A1206 leads onto the A1261, which in turn provides access to Central London and the M25 Motorway. Rail services run from South Quay DLR Station, providing frequent services to London Waterloo and London Bridge, with Canary Wharf Underground Station (Jubilee Line) also being within reach. The open spaces of St John's Park and Mudchute Park and Farm are within easy reach.

Description

The property comprises a self-contained two bedroom flat situated on the third floor of a purpose built block. The property benefits from a private balcony, landscaped garden and a porter. The property includes a secure underground car parking space (No. 49).

Accommodation

Third Floor – Two Reception Rooms, Kitchen, Master Bedroom with En-Suite Shower Room, Further Bedroom, Guest Bathroom/WC and wash basin, Balcony

We understand the flat extends (GIA) to approximately 90.4 sq m (973 sq ft).

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.alltop.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.