



## London E15

**Flat 3205,  
Sky View Tower,  
12 High Street,  
Stratford  
E15 2GU**

- **A Leasehold Self-Contained Purpose Built 32nd Floor Flat**
- Providing Two Bedroom Accommodation
- Subject to an Assured Shorthold Tenancy
- Communal Roof Terrace, Gym, 24 hour Concierge, Private Residents' Lounge and Three Passenger Lifts
- Approximate GIA 78.1 sq m (841 sq ft)
- Current Gross Rent Reserved  
**£21,216 per annum (equivalent)**

**BY ORDER OF RECEIVERS**

### Tenure

Leasehold. The property is held on a lease for a term of 999 years from 31st March 2013 (thus having approximately 994 years unexpired) at a current ground rent of £400 per annum.

### Location

The property is located on the north side of High Street, to the east of its junction with the A12. Local shops and amenities are available along High Road, with the more extensive shopping facilities of Westfield Stratford City and Stratford Centre being accessible to the north. London Underground services (District and Hammersmith & City Lines) run from Bow Lane Station. The A12 provides access to the A406 and the M11 Motorway. Queen Elizabeth Olympic Park is to the west and the open spaces of Hackney Marsh and Wick Woodland are also close by.

### Description

The property comprises a self-contained 32nd floor flat situated within a purpose block of flats arranged over 36 floors. Residents benefit from a communal roof terrace, gymnasium, private residents' lounge, 24 hour concierge and three passenger lifts.

### Accommodation

Reception Room/Kitchen, Two Bedrooms, Bathroom, En-Suite Shower Room

**GIA Approximately 78.1 sq m (841 sq ft)**

NB. The property was not measured by Allsop. The measurements were obtained from previous sales details.

### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 15th June 2018 at a rent of £1,768 per calendar month.

### To View

The property will be open for viewing on Friday 7th December between 2.15 – 2.45 p.m. This is an open viewing with no need to registered. (UD).

### Seller's Solicitor

Messrs Brightstone Law (Ref: EG).  
Tel: 0208 731 3080.  
Email: repos@brightstonelaw.co.uk

**INVESTMENT – Leasehold Flat**

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.