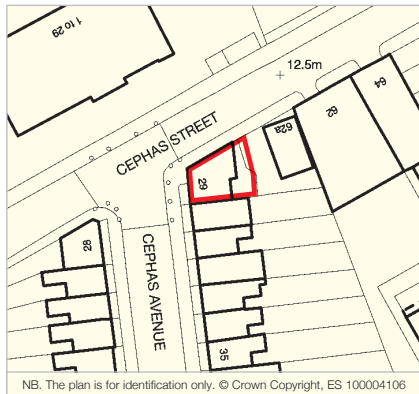


London E1

29 Cephas Avenue, Bethnal Green E1 4AT

- A Freehold Corner Building arranged to provide Three Self-Contained Apartments
- Comprising 1 x Five Room Maisonette and 2 x One Bedroom Flats
- Rear Courtyard
- Conservation Area

Vacant Possession upon Completion



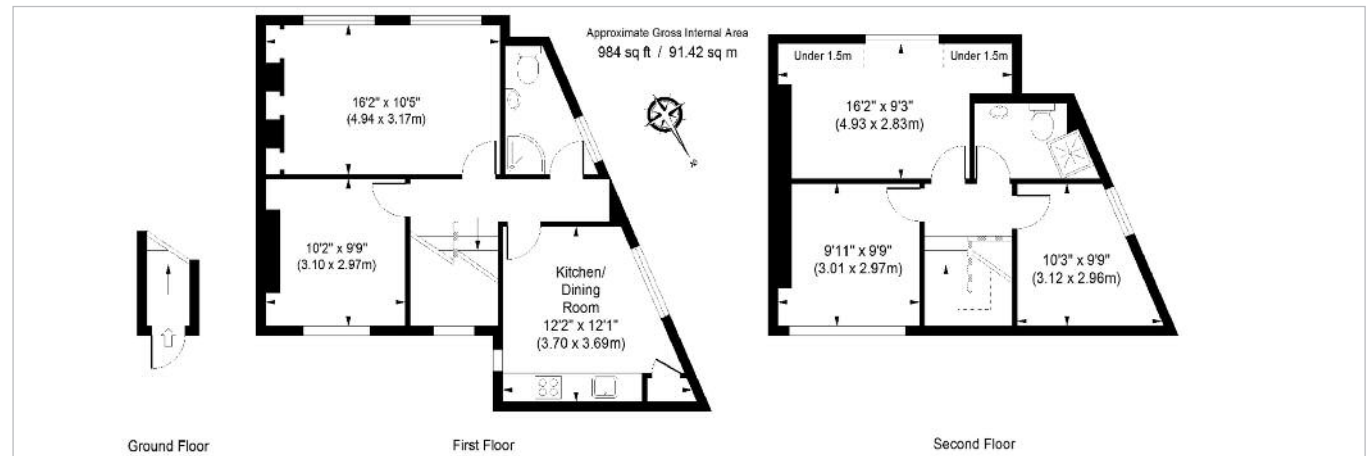
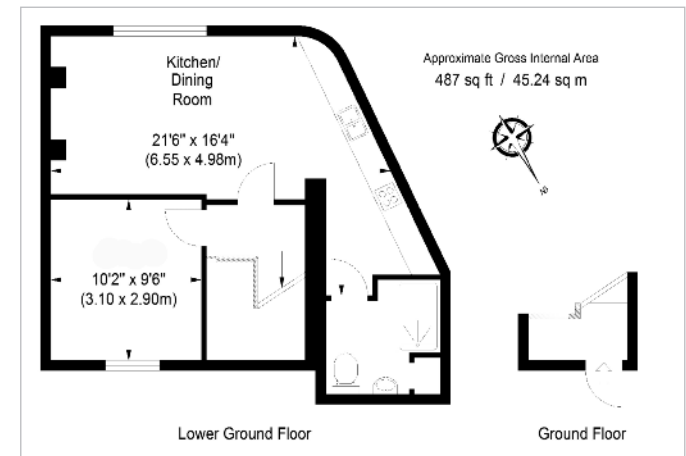
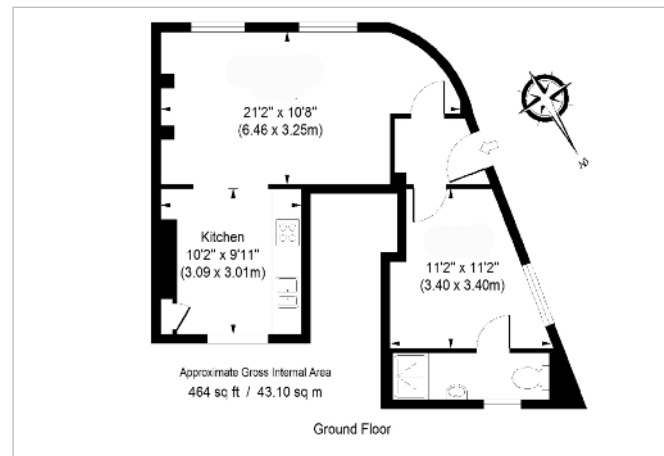
To View

The property will be open for viewing on Monday 30th October between 3.00 – 3.30 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Wiseman Lee (Ref: David Wershof).
Tel: 0208 215 1000.
Email: dwershof@wiseman.co.uk

VACANT – Freehold Building



Tenure

Freehold.

Location

Bethnal Green is a fashionable area of East London located less than two miles to the east of the City (Bank). The property is situated on the eastern corner of Cephas Avenue and Cephas Street, within the St Peter's Conservation Area and opposite the former Church of St Peter, now converted to flats and known as St Peter's Court. The property offers easy access to Stepney Green (0.3 miles), Bethnal Green (0.5 miles) and Mile End (one mile) Stations. Royal London Hospital and Queen Mary University are within half a mile. The Bethnal Green area provides an excellent choice of restaurants, bars, pubs and shops.

Description

The property comprises an end of terrace corner building arranged over lower ground, ground, first and second floors. The building is internally arranged to provide three self-contained apartments. There is an external courtyard approached via a gated access from Cephas Street. The first and second floor maisonette and the basement flat each enjoy separate access from the courtyard. The ground floor flat has a separate door from Cephas Street. Each unit has independent gas-fired central heating, a fitted kitchen with fridge freezer, dishwasher, oven, hob and extractor and is ready for immediate occupation. The sale includes all furniture currently in the building.

Accommodation

Flat A – Ground Floor

Separate entrance from Cephas Street, Reception Area with raised fitted Kitchen/Dining Area, Double Bedroom, En-Suite Shower Room with WC and wash basin

Flat B – First and Second Floor Maisonette

Separate entrance from rear courtyard

First Floor – Two Rooms, Fitted Kitchen/Dining Area, Shower Room with WC and wash basin

Second Floor – Three Rooms, Shower Room with WC and wash basin

Flat C – Lower Ground Floor

Separate entrance from rear courtyard, Reception Area open to fitted Kitchen/Dining Area, Double Bedroom

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.

