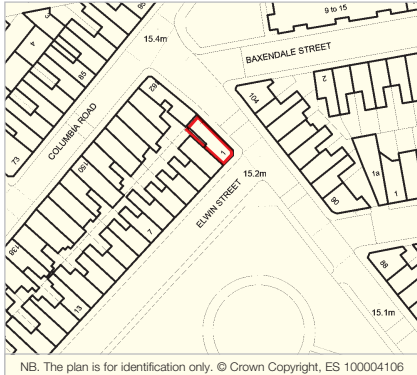


London E2

1 Elwin Street, Bethnal Green E2 7BU

- Well Located Freehold Two Storey Corner Building
- Providing Four Room Accommodation
- Garage
- Requires Refurbishment
- Opposite Jesus Green

Vacant Possession



To View

The property will be open on Wednesday 23rd September between 12 noon – 12.30 p.m. and Tuesday 29th September between 1.00 – 1.30 p.m.

Sellers Solicitors

Pearl & Coutts Ltd (Ref: RE)
Tel: 020 7843 3788
Email: rodney.e@pearl-coutts.co.uk

FREEHOLD – Vacant Building



Tenure

Freehold.

Location

The property is situated on the north side of Elwin Street, at its junction with Barnet Grove. Local amenities are available along Columbia Road, with the more extensive facilities of both Bethnal Green and Central London being available to the east and west respectively. Rail services run from Bethnal Green Station (Central Line). Further communications are afforded by the nearby B108, which provides access to the A13 and in turn the M25 Motorway, as well as local Bus services. The open spaces of Jesus Green are opposite. Columbia Road Flower Market is close by and Haggerston Park is to the north. Both Hoxton and Shoreditch are also accessible.

Description

The property comprises a corner building arranged over ground and first floors beneath a pitched roof. There is a small yard, external WC and single garage. The property would benefit from internal modernisation and refurbishment throughout to create a sought after house.

Accommodation

Ground Floor – Room, Kitchen, Cellar

First Floor – Three Rooms

Outside – WC, Garage

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

