

London E1 Flats 2 (Lot 38) & 3 (Lot 39), 33 Mount Terrace, Whitechapel E1 2BB

Tenure

Leasehold. Each flat is held on a lease for a term of 125 years from 30th March 2004 (thus having approximately 115 years unexpired). Please refer to the legal pack for further details of the ground rent.

Location

The properties are situated on the north side of Mount Terrace, which runs off New Road (B108). Local shops and amenities can be found along Whitechapel Road with more extensive amenities being accessible in Aldgate. District and Hammersmith & City Line Underground services run from Whitechapel Station with rail services running from Liverpool Street Station. The open spaces of Weavers Fields are also located within reach.

Description

The properties comprise a self-contained first floor flat (Lot 38) and a self-contained second floor flat (Lot 39) situated within a mid terrace building arranged over ground and two upper floors beneath a pitched roof. The properties will be offered individually as two separate Lots.

Two Leasehold Self-Contained Flats. One Flat subject to an Assured Shorthold Tenancy, One Flat Vacant. To be offered Individually as Two Separate Lots

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out opposite.

To View

The properties will be open for viewing every Thursday and Saturday before the Auction between 12.30 – 1.00 p.m. (Ref: UD).

Seller's Solicitor

Messrs Miramar Legal (Ref: Paul Levy).
Tel: 0203 328 1600.
Email: paul.levy@miramarlegal.co.uk

Current Gross Rent Reserved
**£10,500 per annum
(equivalent) From One Flat
(Lot 38) with One Flat Vacant
(Lot 39)**

**INVESTMENT/VACANT –
Two Leasehold Flats**

Lot	Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
38	2	First	Reception Room with Integral Kitchen, Bedroom, Bathroom/WC	Assured Shorthold Tenancy for a term of 12 months from 3rd June 2013	£10,500 p.a.
39	3	Second	Reception Room with Integral Kitchen, Bedroom, Bathroom/WC	Vacant	–



LOTS
38-39

London E9 14 St Agnes Close, Victoria Park, Hackney E9 7HS


**PEABODY
BY ORDER OF PEABODY**

Tenure

Long Leasehold. The property is held on a long lease for a term of 999 years from 3rd October 2011 (thus having approximately 997 years unexpired) at a peppercorn ground rent.

Location

St Agnes Close is situated off the south side of Victoria Park Road, immediately to the west of its junction with Gore Road. An extensive range of local shops and amenities is available along Mare Street. The A10 is accessible and Cambridge Heath Rail Station, which provides regular services into Central London, is also close at hand. The open spaces of Victoria Park are within walking distance.

A Long Leasehold Self-Contained Purpose Built
Second and Third Floor Maisonette

Description

The property comprises a self-contained second and third floor maisonette situated within a purpose built block arranged over ground and three upper floors. The property benefits from a balcony.

Accommodation

Second Floor – Reception Room, Kitchen, Separate WC
Third Floor – Two Bedrooms, Bathroom

To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 1.45 – 2.15 p.m. (Ref: UD).

Seller's Solicitor

Messrs Devonshires (Ref: EY).
Tel: 0207 628 7576.
Email: elad.yasdi@devonshires.co.uk

**Vacant
Possession**

**VACANT –
Long Leasehold Maisonette**



LOT
40

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.