

London N16 **Land to the rear of 1A** **Osbaldeston Road,** **Stoke Newington** **N16 7DJ**

BY ORDER OF A HOUSING ASSOCIATION

Tenure
 Freehold.

Location
 The property is located on the west side of Osbaldeston Road, to the north of its junction with Northwold Road. Shops and amenities are available along Stoke Newington High Street to the west, with the more extensive facilities of Westfield Stratford City being accessible to the south-east. London Overground services run from Stoke Newington Station to the north-west. Northwold Road (B111) leads to the A10. The open spaces of Stoke Newington Common are to the south-west.

Description
 The property comprises a broadly rectangular shaped site extending to approximately 46 sq m (495 sq ft).

A Freehold Site extending to Approximately 46 sq m (495 sq ft). Possible Development or Car Parking potential, subject to obtaining all necessary consents

Accommodation
 Site Area Approximately 46 sq m (495 sq ft)

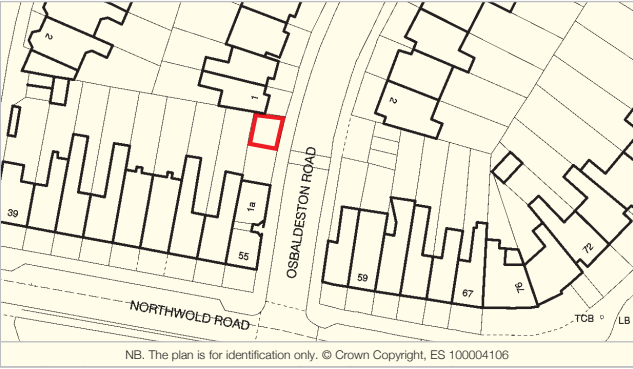
Planning
 Local Planning Authority: London Borough of Hackney.
 Tel: 0208 356 3000.

Please contact Allsop on 020 7494 3686 with any questions regarding the site.

Vacant Possession



VACANT – Freehold Site



Woodford Green **113 West Grove,** **Greater London** **IG8 7NP**

BY ORDER OF MOUNTVIEW ESTATES PLC

Tenure
 Freehold.

Location
 The property is situated on West Grove, to the south of its junction with Oxford Road. Local amenities are available in Woodford Green, with the further facilities of both Chingford and Chigwell also being accessible. Underground services (Central Line) run from Woodford Station and the M11 Motorway is accessible. The North Circular Road (A406) is to the south.

Description
 The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. There are front and rear gardens.

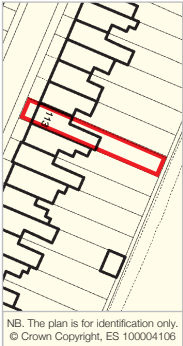
A Freehold Mid Terrace House with Garden

Accommodation
Ground Floor – Two Rooms, Kitchen, Garden Room, WC
First Floor – Two Rooms, Bathroom

To View
 The property will be open for viewing every Wednesday and Saturday before the Auction between 11.15 – 11.45 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor
 Messrs DMH Stallard (Ref: Phillip Bardsley).
 Tel: 0207 822 1538.
 Email: phillip.bardsley@dmhstallard.com

Vacant Possession



VACANT – Freehold House



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.
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.