

**Hornchurch**  
**70 Stafford Avenue,**  
**Essex**  
**RM11 2ES**

On the instructions of P Mayo MRICS  
and A Kisby MRICS of Allsop LLP  
acting as Joint Fixed Charge Receivers



**Tenure**

Freehold.

**Location**

The property is located on the north side of Stafford Avenue, to the north-east of its junction with Ashlyn Grove. Local shops and amenities are available to the south-east on Ardleigh Green Road, with more extensive services being accessible to the south-west in Romford town centre. Gidea Park Rail Station is located approximately 0.7 miles to the south-west. Regular services run to London Liverpool Street Station. The open spaces of Haynes Park are to the south-west.

**Description**

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof.

**A Freehold Mid Terrace House subject to an Assured Shorthold Tenancy**

**Accommodation**

Allsop have not internally inspected the property. The following information was provided by the Receivers. We are informed that the property provides:

**Two Bedroom Accommodation**

**Tenancy**

The Receivers understand verbally from the occupier that the property is subject to an Assured Shorthold Tenancy (holding over) at a current rent of £745 per calendar month.

**Current Rent**

**Reserved**  
**£8,940 per**  
**annum**

**Seller's Solicitor**

Messrs Rosling King (Ref: KAM/AYE/5381-10).  
Tel: 0207 246 8000.  
Email: rksales@rkllp.com

**INVESTMENT –**  
**Freehold House**



**289**  
LOT

end of sale

**Next auction 19th\* and 20th July 2017**

\*Provisional date

**allsop**

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.