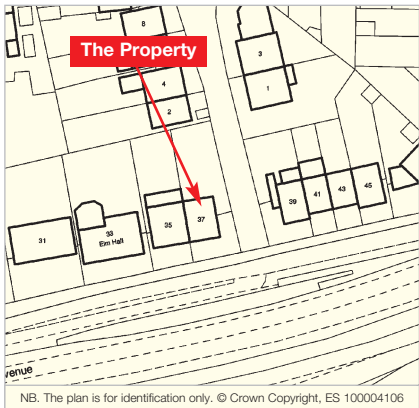


**London E11**  
**37 Kingfisher Avenue,**  
**Wanstead**  
**E11 2HT**

- **A Freehold Semi-Detached House**
- **Providing Three Bedroom Accommodation**
- **Rear Garden and Garage**
- **Planning Permission for Loft Conversion and Single Storey Rear Extension**

**Vacant Possession**



**To View**

The property will be open for viewing every Tuesday and Saturday before the Auction between 2.00 – 2.30 p.m. (Ref: UD).

**Seller's Solicitor**

Messrs RR Sanghvi (Ref: NS).  
Tel: 0208 515 0490 Fax: 0208 422 4268.  
Email: nikesh@rrsanghvi.co.uk

**VACANT – Freehold House with Planning Permission**



**Tenure**

Freehold.

**Location**

The property is located to the north of Kingfisher Avenue. Kingfisher Avenue connects to Harrier Avenue which in turn leads to Wanstead High Street where local shops and amenities are available. Wanstead Underground Station (Central Line) is to the west and local bus connections can be found on Wanstead High Street. The A12 is close at hand and provides road access to Central London and the North Circular Road (A406). The open spaces of George Green are to the west.

**Description**

The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. The property benefits from a garage and a rear garden. The property is to be offered with planning permission for a loft conversion and the addition of a single storey rear extension.

**Accommodation**

**Ground Floor** – Two Reception Rooms, Kitchen

**First Floor** – Three Bedrooms, Bathroom

**Planning**

Local Planning Authority: London Borough of Redbridge  
Tel: 0208 554 5000.

A certificate of lawfulness was granted on 7th September 2013 (Ref: 1953/13) for 'demolish existing rear projection. Single storey rear extension'. A certificate of lawfulness was also granted on 16th September 2013 (Ref: 1952/13) for 'loft conversion with side and rear dormers'.

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](http://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.