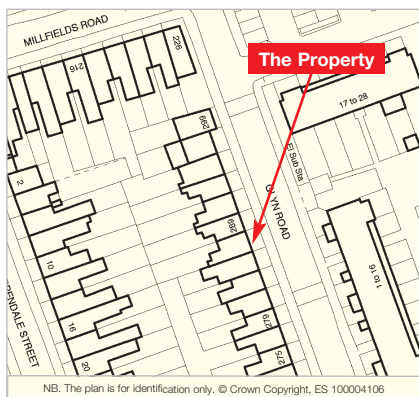


London E5

Lower Ground Floor Flat (Lot 33) and Raised Ground & First Floor Maisonette (Lot 33A), 287 Glyn Road, Homerton E5 0JP

- A Leasehold Self-Contained Lower Ground Floor Garden Flat (Lot 33) and a Leasehold Self-Contained Ground and First Floor Maisonette (Lot 33A)
- Possible potential to extend the lower ground floor flat subject to obtaining all necessary consents
- To be offered either Individually or Collectively

Vacant Possession



Seller's Solicitor
Messrs Cartwright Cunningham Haselgrove & Co (Ref: BK).
Tel: 0208 520 1021.
Email: bernard.klinger@cch-solicitors.com

VACANT – Leasehold Flat and Maisonette



NB. The above floor plans were provided by the Vendor

Tenure

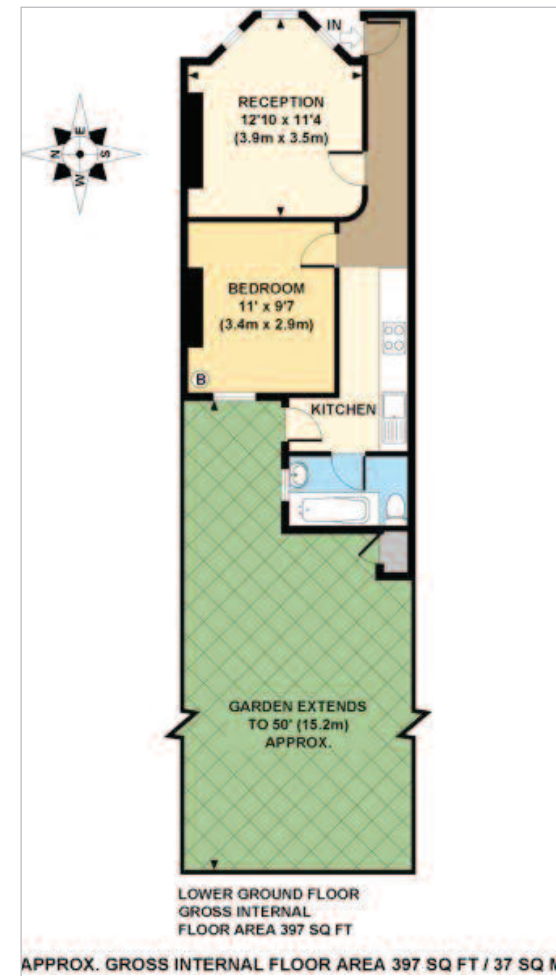
Leasehold. Each property is held on a lease for a term of 99 years from 1st January 2004 (thus having approximately 87 years unexpired) at a current ground rent of £500 per annum.

Location

The property is situated on the west side of Glyn Road, to the south of its junction with Elderfield Road. The local amenities of both Lower Clapton and Homerton are readily available. The further and more extensive shopping facilities of the Westfield Stratford City Shopping Centre are also within reach. The open green spaces of Victoria Park and the Queen Elizabeth Olympic Park are also within close proximity to the south and south-east respectively. Homerton Overground Station is to the south.

Description

The property comprises a self-contained lower ground floor flat (Lot 33) and a raised ground and first floor maisonette (Lot 33A) situated within a mid terrace building arranged over lower ground, raised ground and first floors beneath a pitched roof. The lower ground floor flat (Lot 33) benefits from a rear garden. The two units will be offered individually or collectively.



Accommodation

A schedule of Accommodation is set out below.

Lot	Flat	Floor	Accommodation	GIA Approximately
33	Flat	Lower Ground Floor	Reception Room, Bedroom, Kitchen through to Bathroom with WC and wash basin	37 sq m (397 sq ft)
33A	Maisonette	Raised Ground Floor	Reception Room through to Kitchen, Bathroom	60 sq m (643 sq ft)
		First Floor	Two Bedrooms	

Planning

Local Planning Authority: Hackney Council.
Tel: 020 8356 3000.

To View

Lot 33 will be open for viewing every Tuesday before the Auction between 12.45 – 1.15 p.m. and Saturday before the Auction between 12.00 – 12.30 p.m. These are open viewing times with no need to register. (Ref: UD).

Lot 33A will be open for viewing every Tuesday before the Auction between 12.00 noon – 12.30 p.m. and Saturday before the Auction between 11.15 – 11.45 a.m. These are open viewing times with no need to register. (Ref: UD).

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.allisop.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.

LOT 34 SOLD PRIOR



LOTS **33-33A**