

## London E4 1 Hawes Lane, Chingford E4 7RN

- A Freehold Semi-Detached House
- Providing Two Bedroom Accommodation
- Garden
- Private Road

### Vacant Possession

**SIX WEEK COMPLETION  
AVAILABLE**



#### To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

#### VACANT – Freehold House



#### Tenure

Freehold.

#### Location

The property is located along Hawes Lane, which is accessed off Sewardstone Road. Hawes Lane is a private road, opposite The Plough in Sewardstone Road. Local shops and amenities are available in Chingford town centre to the south and include Costa, Boots, Tesco and Lloyds Pharmacy. Chingford Rail Station provides a regular and direct service to London Liverpool Street Station, with a journey time of approximately 29 minutes. The M25 and M11 Motorways are accessible and local bus routes run along Sewardstone Road.

#### Description

The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. The property benefits from a garden.

#### Accommodation

**Ground Floor** – Reception Room, Kitchen, Bathroom/WC, Utility/Boiler Area, Conservatory

**First Floor** – Two Bedrooms



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 £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.