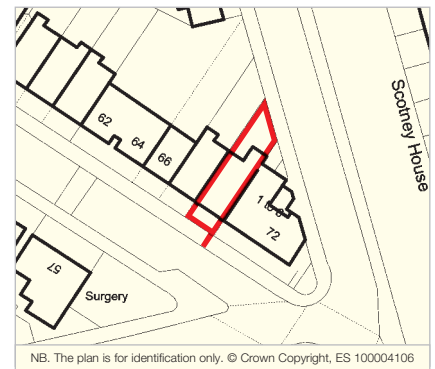


London E9
70 Darnley Road,
Hackney
E9 6QH

- **A Freehold Mid Terrace Building**
- Internally arranged to provide a Self-Contained Maisonette and Two Self-Contained Flats
- Maisonette Vacant
- Two Flats subject to Long Leases
- Total Current Rent Reserved **£300 per annum with Maisonette Vacant**

On the instructions of J Gershinson FRICS and L Brooks FRICS of Allsop LLP acting as Joint Fixed Charge Receivers



To View

The property will be open for viewing every Monday and Friday before the Auction between 3.00 – 3.30 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs BLP Law (Ref: DOKA).
Tel: 020 340 2892.
Email: diana.okafor@blplaw.com

Freehold Building



Tenure

Freehold.

Location

The property is situated on the north side of Darnley Road, to the east of its junction with Mare Street. Local shops and amenities are readily available on Mare Street, with the further more extensive shopping facilities of Stratford and Central London being within reach to the east and west respectively. Both Hackney Central Overground and London Fields Rail Station are within easy reach and the nearby A107 provides links to the A11, A10 and the A12. The open spaces of Victoria Park are a short walk to the south.

Description

The property comprises a mid terrace building internally arranged to provide a self-contained lower ground and raised ground floor maisonette and two self-contained flats above. The two flats occupying the upper floors of the building are subject to long leases.

Accommodation and Tenancies

The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out below was provided by the Receiver's Property Manager.

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Maisonette (A)	Lower Ground and Raised Ground	Four Bedroom Accommodation	Vacant	-
Flat B	First	-	Subject to a long lease for a term of 150 years from 25th December 2003 (thus having approximately 138 years unexpired)	£150
Flat C	Second	-	Subject to a long lease for a term of 150 years from 25th December 2003 (thus having approximately 138 years unexpired)	£150

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 £750 (including VAT) upon exchange of sale memoranda.