

London E1W

78 Discovery Walk, Wapping E1W 2JG

- A Long Leasehold Detached House
- Four Bedroom Accommodation
- Underground Parking Space
- Rear Garden
- Close proximity to fashionable Tobacco Dock

Vacant Possession

BY ORDER OF MORTGAGEES



Seller's Solicitor

Messrs Valens Solicitors (Ref: Ms K Kenneally).
Tel: 0203 368 3970.
Email: kate@valenssolicitors.co.uk



Tenure

Long Leasehold. The property is held on a lease for a term of 999 years from 17th July 1998 (thus having approximately 979 years unexpired) at a current ground rent of £50 per annum.

Location

The property is situated on Discovery Walk, a private pedestrianised walkway which leads off the west side of Wapping Lane, to the north of its junction with Reardon Street. Local shops and amenities are available along Wapping Lane. The A1203 is to the north. Tobacco Dock is within walking distance. Communications are afforded by Wapping Overground Station, which provides regular access into Central London. The open spaces of Wapping Woods and Wapping Green are within walking distance.

Description

The property comprises a detached house arranged over ground and two upper floors beneath a pitched roof. The property benefits from a rear garden. In addition, there is underground parking accessed off Reardon Street.

Accommodation

Ground Floor – L-Shaped Reception Room with Dining Area, Kitchen, WC with wash basin

First Floor – Two Bedrooms, Bathroom/WC with wash basin, Further Bedroom with En-Suite Shower Room/WC and wash basin

Second Floor – Bedroom, Bathroom with shower, WC and wash basin

VACANT – Long Leasehold House

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.

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.