

London E17
Flats B (Lot 66),
D (Lot 67) &
H (Lot 68),
147 Hoe Street,
Walthamstow
E17 3AL

- **Three Leasehold Self-Contained Flats**
- Each Flat subject to an Assured Shorthold Tenancy
- To be offered either Individually or Collectively
- Total Current Gross Rent Reserved

£25,200 per annum (equivalent) from Lots 66-68

To View
 Please Call: Allsop (Ref: WT).
 Tel: 0207 344 2615.

Seller's Solicitor
 Bude Nathan & Iwanier (Ref: N Iwanier).
 Tel: 020 8458 5656.
 Email: ni@bnilaw.co.uk

VACANT –Three Leasehold Flats



Tenure
 Leasehold. Each property is held on a lease for a term of 99 years from 24th June 2004 (thus having approximately 89 years unexpired) each at a current ground rent of £150 per annum.

Location
 The properties are located on the east side of Hoe Street (A112). Forest Road (A503) is located to the north of the properties and the North Circular Road (A406) is situated to the north-east. Local amenities are available along Forest Road (A503), with more extensive facilities being available in Chigwell to the north-east and Central London to the south-west. Rail and London Underground services run from Walthamstow Central Station (Victoria Line) to the south. The open spaces of Lloyd Park are to the north.

Description
 The property comprises three self-contained flats situated within a mid terrace building. The flats will be offered either individually or collectively.

Accommodation and Tenancies
 A schedule of Accommodation and Tenancies is set out below.

Lot	Flat	Floor	Accommodation	Tenancy	Current Rent £ p.c.m	Current Rent £ p.a
66	B	Second	Reception Room, Kitchen, Bedroom, Bathroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 27th April 2014	£650	£7,800
67	D	First	Reception Room, Kitchen, Bedroom, Bathroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 23rd January 2014	£750	£9,000
68	H	Second	Reception Room, Kitchen, Bedroom, Bathroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 10th June 2011 (holding over)	£700	£8,400

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.