

London E8

Flat 11, Academy Apartments, Institute Place, Dalston E8 1JZ

- **A Leasehold Self-Contained Raised Ground and First Floor Maisonette in a Victorian School Conversion**
- Providing Two Bedroom Accommodation
- GIA Approximately 208 sq m (2,244 sq ft)
- Close to Hackney Downs and Hackney Central Stations

Vacant Possession

BY ORDER OF RECEIVERS



To View

The property will be open for viewing every Wednesday and Friday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register.

Seller's Solicitor

Lightfoots Solicitors (Ref: CB).
Tel: 01844 212305.
Email: cbiggs@lightfoots.co.uk

VACANT – Leasehold Maisonette



Tenure

Leasehold. The property is held on a lease for a term of 125 years from 29th September 1997 (thus having approximately 105 years unexpired) at a current ground rent of £200 per annum (rising).

Location

The property is situated on the north side of Institute Place, which is a cul-de-sac located off Amhurst Road (A107) in the heart of Hackney. Local amenities and services are available along Dalston Lane, with a more extensive range of facilities being accessible to the west in Dalston. Hackney Downs Station (Overground Line) is on Dalston Lane and Hackney Central is approximately 0.3 miles to the south. Bus services run along Dalston Lane and Amhurst Road (A107). The open spaces of Hackney Downs and London Fields are nearby.

Description

The property comprises a self-contained maisonette situated on the raised ground and first floors of a converted school house arranged over lower ground, raised ground and three upper floors beneath a pitched roof.

Accommodation

The property was not inspected by Allsop. The following information was provided by the Seller. We understand the property provides:

Raised Ground Floor – Reception Hall, Two Bedrooms (both with En-Suite)

First Floor – Reception Room, Kitchen/Diner, Shower Room with WC and wash basin, Separate WC

GIA Approximately 208 sq m (2,244 sq ft)

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 £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.

