



### Tenure

Leasehold. The property is held on a lease for a term expiring 31st July 2113 (thus having approximately 95 years unexpired) at a current ground rent of £9 per annum.

### Location

The property is situated on the south side of How's Street, to the south of its junction with Dunloe Street. Local shops and amenities are available to the west along Kingsland Road. Local bus routes run along Hackney Road to the south. Overground rail services run from Hoxton Station to the south-west. The A10 is to the west and provides direct access to Central London.

### Description

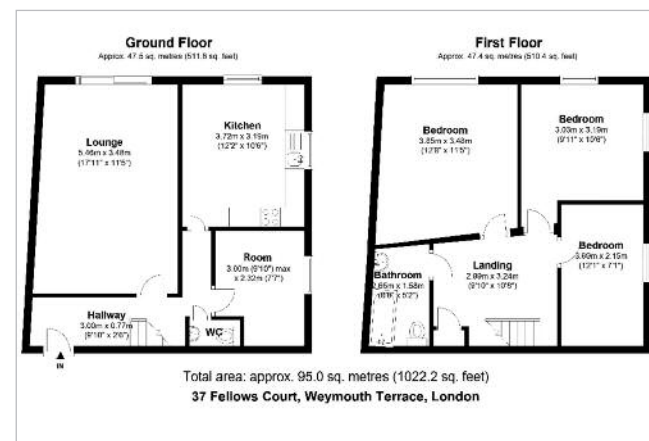
The property comprises a self-contained ground and first floor maisonette situated within a purpose built block arranged over ground, and three upper floors. The property benefits from a private garden.

### Accommodation

**Ground Floor** – Two Reception Rooms, Kitchen, WC with wash basin

**First Floor** – Three Bedrooms, Bathroom with WC and wash basin

NB. A floorplan is available to view on [www.allstop.co.uk](http://www.allstop.co.uk)



## London E2

**Flat 37,  
Fellows Court,  
Weymouth Terrace,  
Bethnal Green  
E2 8LP**

- **Leasehold Self-Contained Purpose Built Ground and First Floor Maisonette**
- Providing Three Bedroom Accommodation
- GIA Approximately 95 sq m (1,022 sq ft)

## Vacant Possession

**BY ORDER OF A HOUSING ASSOCIATION**



### To View

The property will be open for viewing every Wednesday between 4.45 – 5.15 p.m. and Saturday between 12.00 – 12.30 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

**VACANT – Leasehold Flat**

aProspective 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.allstop.co.uk](http://www.allstop.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.