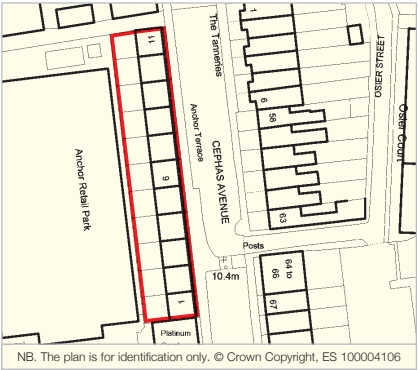


**London E1**  
**1-11 Anchor Terrace,**  
**Cephas Avenue,**  
**Stepney Green**  
**E1 4BA**

- **A Freehold Terrace of Eleven Three Storey Houses**
- **In Same Ownership for Approximately 11 Years**
- **Each providing Four Bedroom Accommodation**
- **Eight Houses subject to Assured Shorthold Tenancies**
- **Three Houses Vacant**
- **To be offered Collectively as One Lot**
- **Total Current Rent Reserved**  
**£267,859.92 per annum**  
**with Vacant Possession of Three Houses**



**To View**  
The property will be open for viewing every Monday, Wednesday and Friday before the Auction between 9.30 – 10.15 a.m. These are open viewing times with no need to register. (Ref: RE & AL).

**Seller's Solicitor**  
Messrs Cartwright Cunningham Haselgrove and Co (Ref: BK).  
Tel: 0208 509 4013.  
Email: [bernard.klingher@cch-solicitors.com](mailto:bernard.klingher@cch-solicitors.com)

**INVESTMENT/VACANT – Eleven Freehold Houses**



**Tenure**  
Freehold.

**Location**  
Cephas Avenue is located off Mile End Road (A11), which in turn runs into Whitechapel Road. Anchor Terrace is situated on the east side of Cephas Avenue, opposite its junction with Nicholas Road. Shops and amenities are available in Mile End and Bethnal Green, with Old Spitalfields Market and Westfield Stratford City also being within reach. Queen Mary University of London, together with The Royal London Hospital, is also close by. The open spaces of Stepney Green Park are within reach.



**Description**  
The property comprises a terrace of eleven houses. Each house is arranged over ground and two upper floors. Each house benefits from outside space to the rear. The houses will be sold collectively as one lot.

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

Unit	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.
1	Ground	Reception Room, Kitchen, Hallway	Subject to an Assured Shorthold Tenancy for a term of 12 months from 12th September 2017 (Holding Over). The tenant is due to vacate on 12th September 2018	£2,800 p.c.m.
	First	Two Bedrooms, Bathroom with WC		
	Second	Two Bedrooms (one with En-Suite Shower Room with wash basin and WC), Cupboard		
2	Ground	Reception Room, Kitchen, Hallway	Subject to an Assured Shorthold Tenancy for a term of 12 months from 8th September 2017 (Holding Over)	£2,850 p.c.m.
	First	Two Bedrooms, Bathroom with WC		
	Second	Two Bedrooms (one with En-Suite Shower Room with wash basin and WC), Cupboard		
3	Ground	Reception Room, Kitchen, Hallway	Subject to an Assured Shorthold Tenancy for a term of 12 months from 27th January 2016 (Holding Over). The tenant is due to vacate on 30th September 2018	£2,800 p.c.m.
	First	Two Bedrooms, Bathroom with WC		
	Second	Two Bedrooms (one with En-Suite Shower Room with wash basin and WC), Cupboard		
4	Ground	Reception Room, Kitchen, Hallway	Subject to an Assured Shorthold Tenancy for a term of 12 months from 11th October 2017 (Holding Over)	£2,800 p.c.m.
	First	Two Bedrooms, Bathroom with WC		
	Second	Two Bedrooms (one with En-Suite Shower Room with wash basin and WC), Cupboard		
5	Ground	Reception Room, Kitchen, Hallway	Vacant	–
	First	Two Bedrooms, Bathroom with WC		
	Second	Two Bedrooms (one with En-Suite Shower Room with wash basin and WC), Cupboard		
6	Ground	Reception Room, Kitchen, Hallway	Subject to an Assured Shorthold Tenancy for a term of 12 months from 23rd January 2015 (Holding Over)	£2,850 p.c.m.
	First	Two Bedrooms, Bathroom with WC		
	Second	Two Bedrooms (one with En-Suite Shower Room with wash basin and WC), Cupboard		
7	Ground	Reception Room, Kitchen, Hallway	Vacant	–
	First	Two Bedrooms, Bathroom with WC		
	Second	Two Bedrooms (one with En-Suite Shower Room with wash basin and WC), Cupboard		
8	Ground	Reception Room, Kitchen, Hallway	Subject to an Assured Shorthold Tenancy for a term of 12 months from 10th March 2016 (Holding Over)	£2,621.66 p.c.m.
	First	Two Bedrooms, Bathroom with WC		
	Second	Two Bedrooms (one with En-Suite Shower Room with wash basin and WC), Cupboard		
9	Ground	Reception Room, Kitchen, Hallway	Subject to an Assured Shorthold Tenancy for a term of 12 months from 12th September 2017 (Holding Over)	£2,800 p.c.m.
	First	Two Bedrooms, Bathroom with WC		
	Second	Two Bedrooms (one with En-Suite Shower Room with wash basin and WC), Cupboard		
10	Ground	Reception Room, Kitchen, Hallway	Subject to an Assured Shorthold Tenancy for a term of 12 months from 27th August 2016 (Holding Over)	£2,800 p.c.m.
	First	Two Bedrooms, Bathroom with WC		
	Second	Two Bedrooms (one with En-Suite Shower Room with wash basin and WC), Cupboard		
11	Ground	Reception Room, Kitchen, Hallway	Vacant	–
	First	Two Bedrooms, Bathroom with WC		
	Second	Two Bedrooms (one with En-Suite Shower Room with wash basin and WC), Cupboard		

NB. No 11 is currently being refurbished and the second floor is being changed to the same layout as the first floor which will create 4 double bedrooms.

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](http://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.

