

London E12

17 Aldersbrook Road, Wanstead E12 5HH

- **A Freehold Semi-Detached House**
- Extending to Approximately 385.91 sq m (4,154 sq ft)
- Planning Permission for Conversion to provide Five Self-Contained Dwellings with Associated Gardens and Parking Area

Vacant Possession



To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 10.45 – 11.15 a.m. (Ref: UD).

Seller's Solicitor

Ratna & Co (Ref: AC).
Tel: 0208 470 8818.
Email: ratna@ratna.co.uk

**VACANT –
Freehold House with Planning**

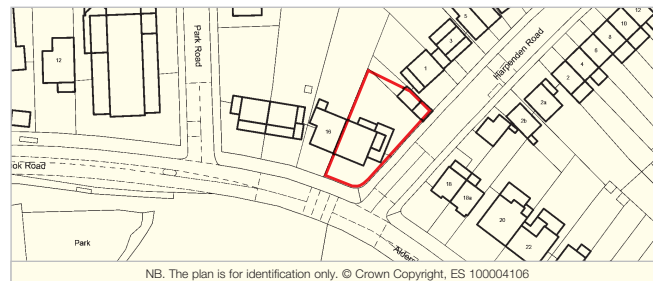


Tenure

Freehold.

Location

The property is located on the north side of Aldersbrook Road (A116) where there are local shops and amenities. More extensive shopping can be found towards the centre of Ilford in the Ilford Retail Park approximately 2.6 miles to the east. Ilford Overground Rail Station is approximately 2 miles to the east and provides links to central London to the west and Brentwood to the east. The open spaces of Wanstead Flats are directly opposite the property.



Description

The property comprises a semi-detached house arranged over basement, ground, first and second floors beneath a pitched roof. The property benefits from off-street parking and a garden to the rear.

Accommodation

Basement – Two Rooms

Ground Floor – Three Reception Rooms, Kitchen/Breakfast Room, Utility Room, Bathroom

First Floor – Three Bedrooms, Two Bathrooms, WC

Second Floor – Three Bedrooms (one with balcony), Bathroom
Loft Space

Planning

Local Planning Authority: Redbridge Borough Council.

The property is to be offered with planning permission dated 28th April 2014 for conversions to provide five self-contained dwellings, with an associated parking area (Ref: 0282/14).

Copies of plans and planning permission are available from the Auctioneers upon request. Please email jimmy.bruce@allsop.co.uk

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.