



Tenure

Freehold.

Location

The property is situated on the south side of Romford Road (A118), west of its junction with Elm Road. Extensive shopping facilities are provided by Westfield Shopping Centre and Stratford centre, which are accessed from the west. Maryland Rail Station is approximately 0.5 miles to the north-west, which feeds directly into Stratford Underground and National Rail services. The North Circular Road can be accessed to the east of the property.

Description

The property comprises a mid terrace building that benefits from an extension to the rear, providing part-tiered floor levels beneath a pitched roof. The property also benefits from a large front driveway, rear garden and garage. The garage can be accessed from Elm Road.

Accommodation

Basement – Two Storage Rooms

Ground Floor – Two Reception Rooms, Two Bedrooms, Kitchen (not fitted), Bathroom (not fitted)

Lower First Floor (Rear) – Kitchen, Two Bathrooms

Upper First Floor (Front) – Three Bedrooms

Second Floor (Rear) – Two Bedrooms

Attic (Front) – Bedroom, Under Eaves Storage

Planning

Local Planning Authority: Newham.

Tel: 0208 430 2000.

Website Address: www.newham.gov.uk

Work has begun to subdivide the property, although not all the work has been completed. Interested parties are encouraged to inspect the building and seek confirmation regarding planning.

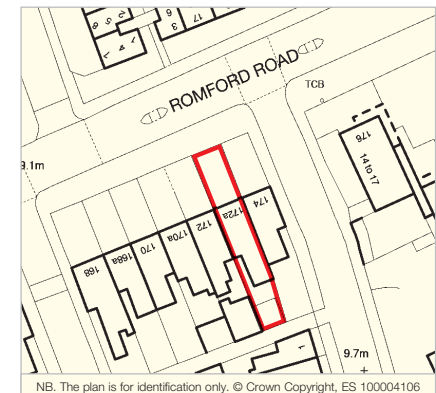
NB. We understand from the Seller that the adjoining building 170A-172 Romford Road has been granted planning consent for the "conversion and extension of the existing basement to provide two self-contained three bedroom residential units including information of new light wells and windows to the front and rear elevations". (Dated 10th April 2015).

London E7

172A Romford Road

E7 9HY

- **A Freehold Mid Terrace Building**
 - Garage and Garden to the Rear with Access from Elm Road
 - Development Potential subject to obtaining all necessary consents
- ## Vacant Possession



NB. The plan is for identification only. © Crown Copyright, ES 100004106

To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 1.15 – 2.00 p.m. There will be a viewing on Monday 26th October at 11.30 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Church Lane Solicitors (Ref: S Chahil).

Tel: 0208 471 7749.

Email: info@churchlanesolicitors.co.uk

VACANT – Freehold Building

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.

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.