

London E15 Flats 1-6, Best Court, 119 East Road, E15 3QS

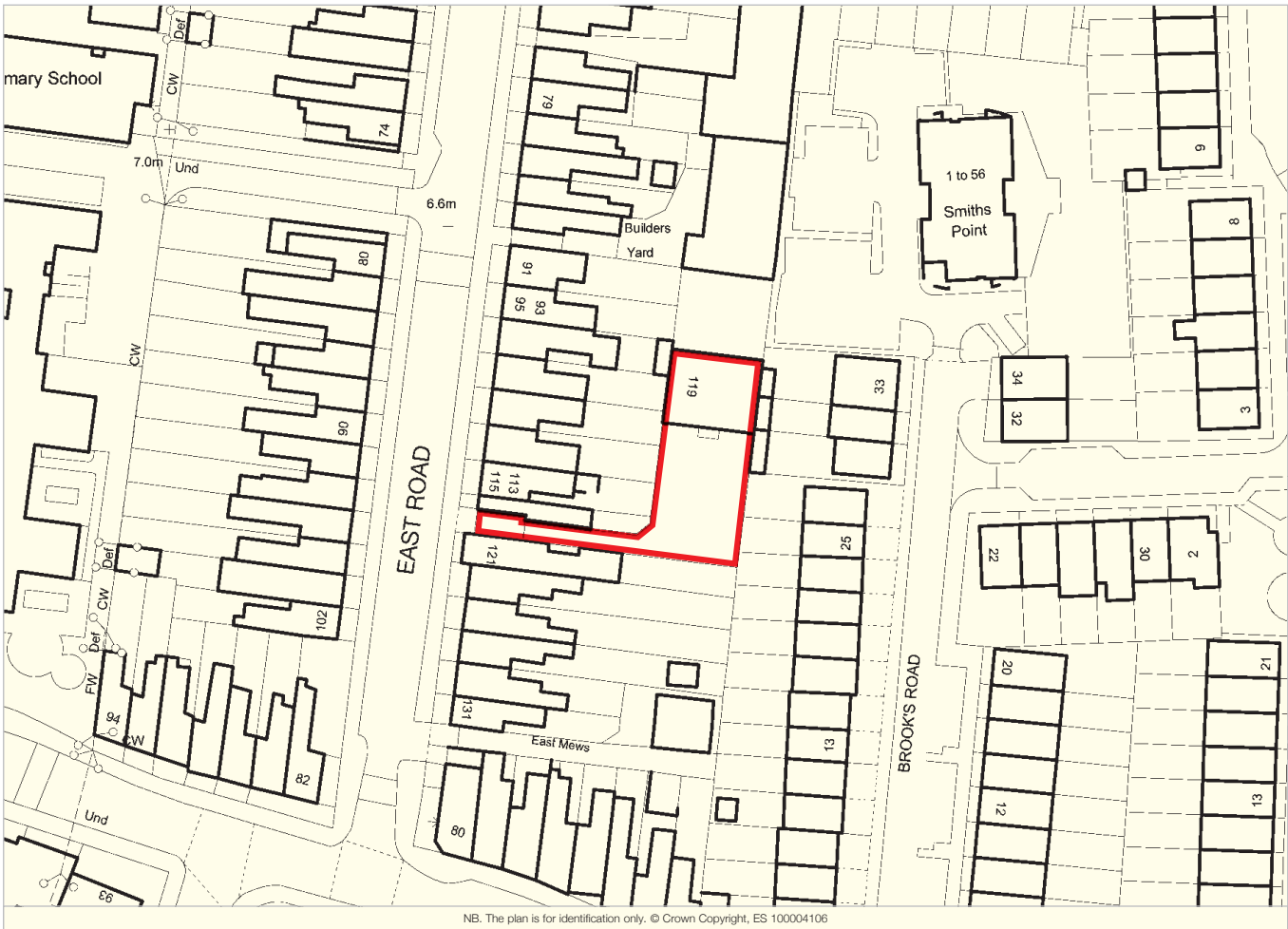
- **A Freehold Purpose Built Block**
- Internally arranged to provide Six Self-Contained Flats
- Each providing Two Bedroom Accommodation
- Each Flat subject to an Assured Shorthold Tenancy
- Nine Car Parking Spaces
- Total Current Rent Reserved **£91,800 per annum (equivalent)**



To View
Please contact Allsop by sending an email to jimmy.bruce@allsop.co.uk with the subject heading 'Viewing – Lot 89'.

Seller's Solicitor
Messrs Macleish Littlestone Cowan & Kemp (Ref: AS).
Tel: 0208 477 9982.
Email: ashaikh@lcsolicitors.co.uk

INVESTMENT – Freehold Building



Tenure
Freehold.

Location
The property is situated on the east side of East Road, to the north of its junction with Stratford Road approximately 0.5 miles from the Olympic Park and Westfield Stratford Shopping Centre. London Underground services run from Plaistow Station (District and Hammersmith & City Lines). The A11 is close by and provides access to the A12 and the M25 Motorway. The open spaces of West Ham Park are within walking distance to the north.

Description
The property comprises a detached purpose built block arranged over ground, first and second floors beneath a mansard roof. The building is internally arranged to provide a total of six self-contained flats. Externally, there is parking for nine cars.

Accommodation and Tenancies
The property was partially inspected by Allsop. The additional information in the schedule of Accommodation and Tenancies set out below was provided by the Vendor.

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
1*	Ground	Reception Room/Kitchen, Two Bedrooms, Bathroom	Assured Shorthold Tenancy	£15,600 p.a.
2	Ground	Reception Room/Kitchen, Two Bedrooms, Bathroom	Assured Shorthold Tenancy	£15,600 p.a.
3*	First	Reception Room/Kitchen, Two Bedrooms, Bathroom	Assured Shorthold Tenancy	£15,000 p.a.
4	First	Reception Room/Kitchen, Two Bedrooms, Bathroom	Assured Shorthold Tenancy	£15,600 p.a.
5	Second	Reception Room/Kitchen, Two Bedrooms, Bathroom	Assured Shorthold Tenancy	£15,000 p.a.
6	Second	Reception Room/Kitchen, Two Bedrooms, Bathroom	Assured Shorthold Tenancy	£15,000 p.a.

*Not internally inspected by Allsop

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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.

