

# London E7 18 Suffolk Street, Forest Gate E7 OHF

- A Freehold End of Terrace House (Shell Condition)
- Providing Two Bedroom Accommodation
- Rear Garden

### **Vacant Possession**

## BY ORDER OF A HOUSING ASSOCIATION





#### To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 11.45 a.m. – 12.15 p.m. and on Friday 19th October at 2.00 p.m. These are open viewing times with no need to register. (Ref: UD).

**VACANT - Freehold House** 



#### **Tenure**

Freehold.

#### Location

The property is situated on the south side of Suffolk Street, to the east of its junction with Field Road. Local shops and amenities are available to the south-east along the A114. TFL Rail services run from Forest Gate Station to the south-east. London Overground services are available from Wanstead Park Station to the east. The A114 is to the east and provides direct access to the A12 and in turn the M25 Motorway. The open spaces of Wanstead Flats are to the north-east.

#### **Description**

The property comprises an end of terrace house arranged over ground and first floors (shell condition). The property benefits from a garden to the rear.

#### **Accommodation**

(Shell Condition)

**Ground Floor** – Four Rooms **First Floor** – Two Bedrooms

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.