

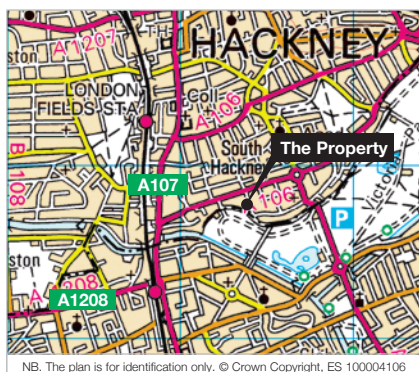
London E9

38 Gore Road, South Hackney E9 7HP

- A Leasehold Self-Contained Lower and Raised Ground Floor Maisonette
- Providing Two Bedroom Accommodation
- Shared Rear Garden
- Views over Victoria Park

Vacant Possession

BY ORDER OF A HOUSING
ASSOCIATION



Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from 1st January 2018 at an initial ground rent of £250 per annum.

Location

The property is located on the north side of Gore Road, to the north-west of its junction with Skipworth Road, directly opposite Victoria Park. Shops and amenities are available along Lauriston Road to the east, with the major facilities of Stratford being accessible further to the east. Rail services (Overground) run from Cambridge Heath Station to the south-west and Underground services (Central Line) run from Bethnal Green Station further to the south-west. The A107 leads to the A11 and the open spaces of Victoria Park are directly opposite the property.

Description

The property comprises a lower and raised ground floor self-contained maisonette situated within a mid terrace building arranged over lower ground and three upper floors. The property benefits from a shared rear garden.

Accommodation

Lower Ground Floor – Reception Room, Kitchen, Bathroom/WC and wash basin

Raised Ground Floor – Two Bedrooms

VACANT – Leasehold Maisonette

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 £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.