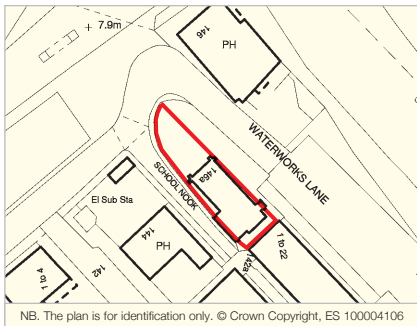


London E5

Unit A, Paradise Park, 142 Lea Bridge Road, Clapton E5 9UB

- **A Freehold Detached Former School Hall**
 - Occupying a Site extending to Approximately 0.032 Hectares (0.080 Acres)
 - **Planning Permission for Conversion to provide 2 x Two Bedroom Flats**
- ### Vacant Possession



To View

The property will be open for viewing every Tuesday between 2.45 – 3.15 p.m. and Thursday between 12.30 – 1.00 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Thackray Williams (Ref: Y Betez).
Tel: 0208 290 0440.
Email: yildiz.betez@thackraywilliams.com

VACANT – Freehold Former School Hall with Planning



Tenure

Freehold.

Location

The property is situated on the south side of Lea Bridge Road. Local shops are available along Upper Clapton Road, with more extensive amenities, bars and restaurants being accessible along Islington's Upper Street. New Spitalfields Market is to the east. Rail services run from Clapton Station approximately 0.5 miles to the west. The A10 and A12 are accessible to the west and east respectively, providing access to the A406 (North Circular Road) and, in turn, the M25 Motorway. The open spaces of Millfields Park are close by.

Description

The property comprises a detached former school hall building arranged over ground and first floors beneath a pitched roof. The property is to be offered with planning permission for the conversion of the existing former hall to provide 2 x two bedroom flats.

Existing Accommodation

Ground Floor – Main Hall, Kitchen, Two Further Rooms

First Floor – Three Rooms

Site Area Approximately 0.032 Hectares (0.080 Acres)

Planning

Local Planning Authority: Hackney Council.
Tel: 0208 356 3000.

The property is to be offered with planning permission (Ref: 2013/2118) dated 28th June 2013 for the conversion of the existing school hall building into 2 x two bedroom flats.

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.