

9c Brisbane Road, Leyton, London E10 5NE

Guide Price £50,000*

GROUND FLOOR STUDIO FLAT BELIEVED TO BE LET



This ground floor studio flats forms part of an older style end of terrace dwelling located opposite Leyton Orient Football Club and within a short walk of Leyton with its shopping facilities and Central Line Station. Good road links serve the area including the A406 North Circular Road that connects to a number of major routes. We understand that this is a ground floor studio flat and the property has NOT been inspected by the Auctioneers. There is paperwork in the legal pack that suggests that the flat is currently let on an assured shorthold tenancy at £800 pcm (£9600 per annum). However we cannot offer any guarantee that this is the case or if there are any rent arrears. The flat is sold on this basis and will therefore be of interest to investment buyers only. **PLEASE NOTE THAT THIS LOT IS NOT OPEN TO PRE-AUCTION OFFERS AND WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES. ANY INTENDING PURCHASER MUST REGISTER TO BID IN ORDER TO PURCHASE. WE REMIND ALL PARTIES THAT BIDDING REGISTRATION CLOSES AT 3pm THE DAY BEFORE THE AUCTION.**

ACCOMMODATION

Believed to be a studio flat. EPC lists the dwelling as 17 sm.

TENURE

85 years from 1st January 2014, thus approximately 76 years unexpired.

LOCAL AUTHORITY & TAX RATING

London Borough of Waltham Forest

Council Tax Band A

EPC Band E

VIEWING TIMES

THERE WILL BE NO VIEWINGS ON THIS PROPERTY. EXTERNAL INSPECTION ONLY. PLEASE BE COURTEOUS TO NEIGHBOURS.

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN