



All enquiries Ref: Brian Grante



- Long leasehold first floor self-contained flat requiring updating
- Full vacant possession

#### Location:

Situated on Cann Hall Road, well positioned for the amenities of High Road Leytonstone, Stratford and Forest Gate. Transport options include local bus routes, road links via the A12, M11, A406 and A13 and rail connections at Leyton, Leytonstone High Road, Wanstead Park, Maryland or Stratford (offering rail, London Underground, International and DLR options).

#### Accommodation (approx. 58 m<sup>2</sup> / 621 sq ft):

Entrance hall, one bedroom, reception room, kitchen, bathroom/WC

#### EPC rating: C

#### Council Tax Band: B

#### Lease:

To be sold on a new 990 year lease at a peppercorn ground rent

#### To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

