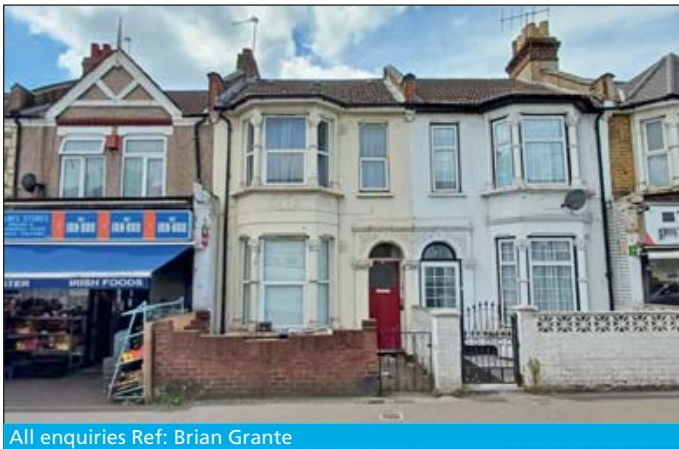


Lot 40

Flat A, 85 Palmerston Road, Walthamstow,  
London, E17 6PU

By order of a major  
housing association



- Long Leasehold garden flat requiring updating
- Full vacant possession

**Location:**

The property is situated on Palmerston Road, well positioned for the amenities of Leyton, Tottenham, Hackney and Stratford. Transport options include local bus routes, road links via the A406, A10 or A12 and rail options including Walthamstow Central and Blackhorse Road stations.

**Accommodation:**

One bedroom, reception room, kitchen/diner. Bathroom/WC  
Outside: Rear garden

**EPC rating:**

To be advised

**Council Tax Band:** B

**Lease:**

To be sold on a new lease for a term of 125 years 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.

