Modern Auction

£330,000 Leasehold

2x 1x 1x

Blyth Road,

Walthamstow, E17

DOUGLAS ALLEN

Helping you move forwards

Main features

- First floor Warner flat
- Private garden
- Near shops, restaurants & cycling routes
- For Sale by Modern Auction - T&Cs apply
- Subject to an undisclosed reserve price
- Buyer's fees apply

Accommodation

FIRST FLOOR

Lounge/Dining Room: 16'0 x 13'2 (4.88m x 4.02m)

Kitchen: 7'8 x 7'7 (2.34m x 2.31m)

Bedroom 1: 10'7 x 10'5 (3.23m x 3.18m)

Bedroom 2: 11'1 x 11'0 (3.38m x 3.36m)

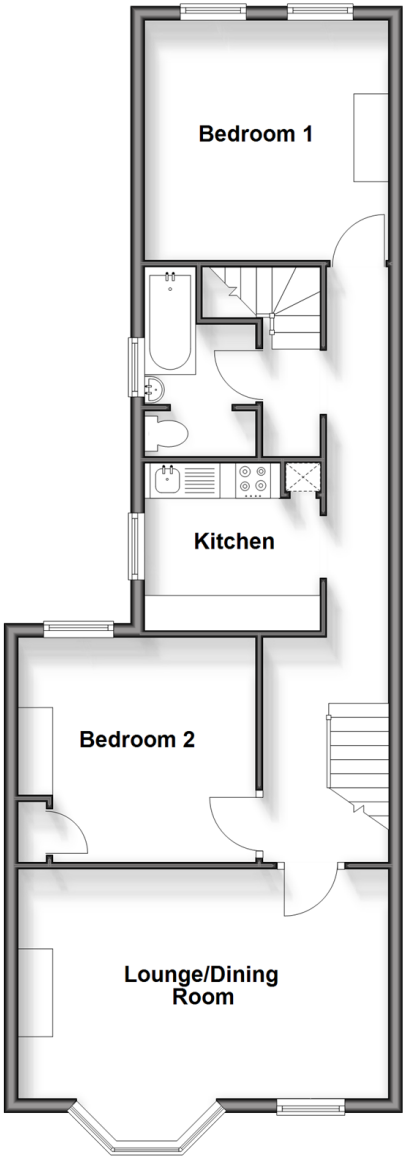
Bathroom: 10'2 x 4'9 (3.10m x 1.45m)

OUTSIDE

Rear Garden

First Floor

Approx. 65.7 sq. metres (707.4 sq. feet)



The Property Ombudsman

INVESTORS IN PEOPLE

53117839/20261003/KS/RUM

Call Walthamstow - 020 8509 0092 ■ douglasallen.co.uk

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

Property 53117839: Blyth Road, London

Auctioneer's Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering financing your purchase with a mortgage we recommend that you inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack please contact the iamsold team. The cost of this pack is £349

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.2% of the purchase price inc VAT, subject to a minimum of £6000 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

The Buyer Information Pack is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

The seller can instruct iamsold to agree a sale without a bidding process taking place or prior to a closing date. No further bids can be accepted after a buyer has paid a Reservation Fee.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional

Referral Arrangements

Douglas Allen and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Douglas Allen may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

TO VIEW OR MAKE A BID – Contact *Douglas Allen*
Or visit: https://douglasallen.iamsold.co.uk