



All enquiries Ref: Brian Grante



- Substantial Freehold four floor building arranged as two self-contained two floor maisonettes
- Requiring updating
- Full vacant possession

Location:

Situated on the Romford Road, well positioned for the amenities of Stratford town centre, The Queen Elizabeth Olympic Park Legacy, Westfield Shopping Centre and Forest Gate. Transport options include Stratford International mainline, DLR and London Underground Station, local bus routes and road networks including the A406, A12 and M11.

Accommodation: (approx. 90m² / 961 sq ft)

Unit / Floor	Accommodation
First and Second Floor unit (approx. m ² / sq ft)	Second: Three bedrooms, bathroom First: Reception room, kitchen/diner, bathroom/WC
Ground and Lower Ground Floor unit (approx. 77 m ² / 833 sq ft)	Ground: Reception room, kitchen Lower: Two bedrooms, bathroom
Outside	Front and rear gardens

**Tenure:**

Freehold

EPC rating:

Both units – C

Council Tax Band:

Both units – B

To view:

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

