

LOT 40 - London

Residential Auction - 28th May 2020

allsop



INVESTMENT - Freehold Mid Terrace House

201 Halley Road, Forest Gate, London, E7 8DX

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GUIDE PRICE *

£500,000+

Gross Initial Yield 8.4%

Residential - 28th May 2020

Online Bidding Only

Key Features

- Subject to a Service Level Agreement for a term of 10 Years from 1st September 2019
- Ground Floor - Two Reception Rooms, Kitchen/Dining area, Shower Room
- First Floor - Three Bedrooms, Bathroom
- Second Floor - Two Bedrooms, Shower Room
- GIA approximately 151 sq m (1,624 sq ft)
- Rear Annexe, Front and Rear Gardens
- Plashet Park is within walking distance. A variety of schools are nearby

Current Rent Reserved

£42,000 p.a.

By Order of

LPA Receivers

Tenure

Freehold



Location

- ✚ The property is situated on Hally Road to the west of its junction with Shrewsbury Road
- 🏠 A range of local shops, cafes and restaurants are available nearby
- 🚆 London overground services run from Woodgrange Park and London underground services run from East Ham (District and Hammersmith & City lines) approximately 0.5 miles to the north east and 0.9 miles to the south east respectively
- 🛣️ The A406 (North Circular Road) is easily accessible providing access to the A12, A13 and in turn the M25 motorway
- 🌳 Plashet Park is within walking distance. Wanstead Flats is to the north
- 🎓 St. Edmund's Creche, Monegra Primary School, William Davies Primary School, Sandringham Primary School and Stratford School Academy are all within walking distance

Viewing

In the current climate we are unable to conduct viewings. However, please note that where possible the sales details for each lot include internal photographs and video tours. If government guidance changes prior to the auction we will update our website accordingly.

Allsop

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Howard Kennedy LLP

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Schedule

Floor	Accommodation	Total Approximate GIA		Terms of Tenancy	Current Rent (PA)
Ground	Two Reception Rooms, Kitchen/Dining area, Shower Room	151 sq m	1,625 sq ft	Subject to a Service Level Agreement to Gordon Care Services for a term of 10 years from 1st September 2019	£42,000 p.a.
First	Three Bedrooms, Bathroom				
Second	Two Bedrooms, Shower Room				

The property has not been internally inspected or measured by Allsop. The information was obtained from a Valuation Report.

Featured 1



Featured 2







Disclaimer

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Important notice - Pre-registration approval to bid, guide prices, reserves and additional charges

Please note that charges and fees additional to the sale price might be payable by the successful buyer in respect of the Lot. Please read the information below and check the Special Conditions of Sale, the Particulars of Sale and any addendum for the Lot before deciding whether or not to bid.

Pre-registration approval to bid

Allsop now requires all bidders who wish to bid at our Auctions to Register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Guide Prices

1. Where a guide price (or range of prices) is given, that guide is the minimum price at which (or range of prices within which) the seller might be prepared to sell on the date on which the guide price (or range of prices) is published. The guide price will normally be at or above any reserve price.
2. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you are advised to check the website regularly for updates.
3. All guide prices are Quoted "subject to contract".
4. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
5. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates.

Reserve Prices

6. The reserve price is the minimum price at which the Lot can be sold.
7. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale.

Buyers' fees, Seller's fees and additional charges

8. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£1,000** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£200** inclusive of VAT

Commercial Auctions

- All Lots: Buyers Fee £1,000 inclusive of VAT

9. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

10. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

11. Please note that lots may be sold or withdrawn at any time prior to auction.
12. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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