

# LOT 23 - London

Residential Auction - 28th May 2020

allsop



## Freehold Mid Terrace House

71 Granville Road, Walthamstow, London, E17 9BS

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GUIDE PRICE \*

**£400,000+**

Gross Initial Yield 3.06%

**Residential - 28th May 2020**

Online Bidding Only



### Key Features

- The Ground Floor subject to a Tenancy
- The First Floor is occupied by the borrower, with One Room Let
- Ground Floor - Three Reception Rooms, Kitchen, Bathroom/WC
- First Floor - Three Bedrooms, Kitchen, Shower Room/WC
- Total approximate GIA 132 sq m (1,421 sq ft)
- Front and Rear Gardens
- Walthamstow Central station is approximately 0.6 miles to the north

**Total Current Rent Reserved**

**£12,240 p.a.**

**By Order of**

LPA Receivers

**Tenure**

Freehold

### Location

- 📍 The property is situated on Granville Road to the east of Hoe Street (A112)
- 📍 The A112 provides access to the A405 (North Circular Road) to the north and in turn the M11 and M25 motorway. The A12 is to the south
- 📍 London underground (Victoria Line) and London overground services run from Walthamstow Central rail station approximately 0.6 miles to the north
- 📍 Local shops and amenities are available along the A112 and in Walthamstow
- 📍 Whipps Cross Hospital is to the south east
- 📍 Leyton Sixth Form College is to the south east

### 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

Zoe Baxter.

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### Sellers Solicitor

Steve Clinning.

Howard Kennedy LLP

Tel: 0203 7555406

Email: [steve.clinning@howardkennedy.com](mailto:steve.clinning@howardkennedy.com)

## Schedule

Floor	Accommodation	Terms of Tenancy	Current Rent (PA)
Ground	Three Reception Rooms, Kitchen, Bathroom/WC	Subject to a Tenancy dated 14th August 2013 for a term from 30th December 1989 <sup>(1)</sup>	£8,040 p.a.
First Floor	Three Bedrooms, Kitchen, Shower Room/WC	The Receivers understand the First Floor is occupied by the Borrower with One Room being let at £350 p.c.m.	£4,200 p.a.
			<b>Total £12,240 p.a.</b>

(1) The receivers have been unable to verify the tenancy agreement. Prospective buyers are deemed to make their own enquiries in this regard. A copy of the Tenancy Agreement is available in the legal pack.

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

Featured 1



## Featured 2



Pro map





## 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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