



All enquiries Ref: Brian Grante

- Long leasehold first floor self-contained flat requiring updating
- Full vacant possession

**Location:**

Situated on Halley Road which is well positioned for the amenities of Woodgrange Park, Wanstead Flats, Stratford and Redbridge. Transport options include local bus routes, rail connections via Woodgrange Park and Manor Park rail stations or road links via the A406, M11 A12 and A13.

**Accommodation (approx. 50m<sup>2</sup> / 438 sq ft):**

Entrance hall, one bedroom, reception room, kitchen, bathroom/WC

**EPC rating:** C

**Council Tax Band:** B

**Lease:**

To be sold on a new lease for a term of 990 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.

