

58 Leyspring Road, Leytonstone, London E11 3BX

Guide Price £495,000*

OLDER STYLE MID TERRACED HOUSE IN NEED OF UPDATING



This mid terraced house is situated within a short walk of the centre of Leytonstone with its shopping facilities and Central Line Station. Good road links are easily accessible including the A406 North Circular Road that connects to a number of major routes. Westfield Centre at Stratford and the Olympic Park is within a few miles. The property is a three bedroom mid terraced house, with intercommunicating receptions, dining room and a cellar. The house is in need of complete updating and modernisation throughout and is sold with vacant possession. There may be scope for further extension into the loft space or sub division into flats, subject to obtaining any necessary consents that may be required. This lot will be of interest to investment buyers and owner occupiers. **PLEASE NOTE THAT THIS LOT IS NOT OPEN TO PRE-AUCTION OFFERS AND WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES. ANY INTENDING PURCHASER MUST REGISTER TO BID IN ORDER TO PURCHASE. WE REMIND ALL PARTIES THAT BIDDING REGISTRATION CLOSSES AT 3pm THE DAY BEFORE THE AUCTION.**

ACCOMMODATION

Entrance Hall, Cellar, Intercommunicating Reception Rooms, Dining Room, Kitchen, Utility, Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom, Separate WC, Gardens.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Waltham Forest
Council Tax Band E
EPC pending

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN