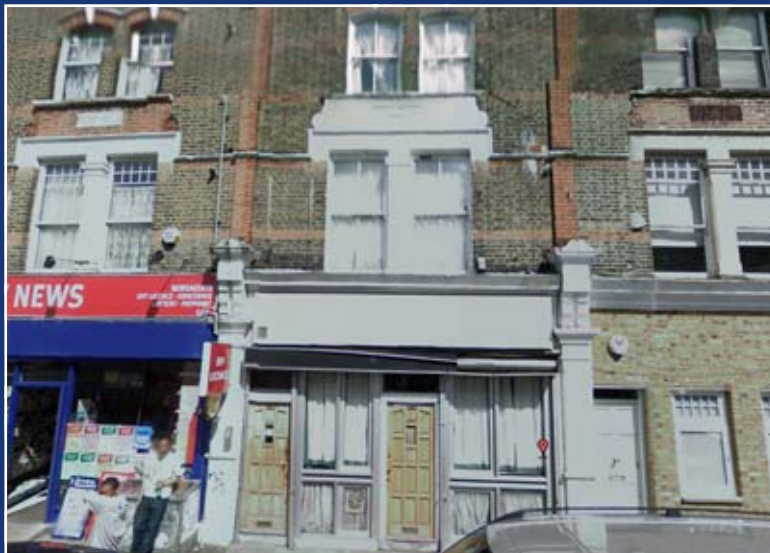


**Lot 27** By Order of a Major Management Company

124a Clarence Road,  
London E5 8EE

**GUIDE PRICE: £95,000**



**NEWLY REFURBISHED ONE BEDROOM  
LEASEHOLD FLAT IDEAL FOR INVESTMENT**

This one bedroom investment flat, that we understand has been newly refurbished, is located within close proximity to Homerton University Hospital and to Hackney Downs Mainline Station (connecting to Liverpool Street Station), and close to Hackney Central Line Underground Station. The popular Lee Valley nature reserve is also a short distance away. We have been informed that the property was until recently let on an Assured Shorthold Tenancy agreement producing £200 per week although is now being sold with vacant possession. Please be advised that the Auctioneers have not carried out an internal inspection of these premises.

**ACCOMMODATION**

Entrance hall, lounge, bedroom, kitchen, bathroom

**TENURE**

Leasehold

**LOCAL AUTHORITY & TAX RATING**

London Borough of Hackney 020 8356 3000  
Council Tax Band: B

**VENDOR'S SOLICITORS**

Warren Henderson  
Lopian Wagner Solicitors  
5th Floor, Maybrook House  
40 Blackfriars Street  
Manchester M3 2EG  
0161 214 4048

**VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN