

**LOT
42**

6 Bailey Cottages Maroon Street Poplar, London E14 7QW

*In the Same Family
Ownership for over
50 Years*

Of interest to builders, developers and owner occupiers. A four bedroom end of terrace house in need of updating, well located close to the amenities of Limehouse and Canary Wharf. **Vacant.**

Tenure

Freehold.

Location

- Located near to the junction of Maroon Street and Coltman Street
- A range of shopping facilities is easily accessible along Mile End Road and Commercial Road
- Recreational amenities of Whitehorse Road Park and Shandy Park are both easily accessible
- Mile End Hospital and Queen Mary University of London are within close distance

Stepney Green (District and Hammersmith & City Lines)

Limehouse

Limehouse

Description

- A three storey end of terrace house
- In need of updating
- Benefits from gas central heating (not tested) and double glazing
- Rear garden

Accommodation

- Ground Floor – Entrance Hall, Reception Room, Kitchen
- First Floor – Two Bedrooms, Bathroom/WC
- Second Floor – Two Bedrooms

Viewing

Please refer to our website
savills.co.uk/auctions



**LOT
43**

Garage site adjacent to 166-168 Leucha Road Walthamstow, London E17 7LQ

Of interest to self builders and developers. A garage site of approximately 0.03 acres with planning permission for a contemporary style three bedroom house, in convenient location near station and High Street. **Vacant.**

Tenure

Freehold.

Location

- Situated on the north side of Leucha Road, opposite the junction with Stephenson Road in an established residential location
- The market shopping amenities along High Street and the main retail centre of Walthamstow are conveniently nearby
- The leisure areas of Lee Valley Park and St James Park are easily accessible.
- Whipps Cross University Hospital is within easy reach
- The North Circular Road (A406) provides good links to the M11, A12, A10 and M25

Walthamstow Central (Victoria Line), St James Street, Walthamstow Central, Walthamstow Queens Road (Overground)

Description

- A block of five lock-up garages
- Forming part of a rectangular shaped site

Accommodation

- Block of five lock-up garages
- Frontage to Leucha Road approximately 46ft
- Maximum site depth approximately 28ft
- Total Site Area approximately 0.03 acres

Planning

Planning permission (Application No: 172068) was granted by London Borough of Waltham Forest on 13th August 2018 for demolition of existing lock-up garages and erection of a new three bedroom house including excavation to form basement. The proposed development will have a Gross Internal Area of about 1,055 sq ft and a sunken courtyard area. There may be potential to add another floor subject to the requisite consents.

Six Week Completion

Viewing

Please refer to our website savills.co.uk/auctions



Plan not to scale
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