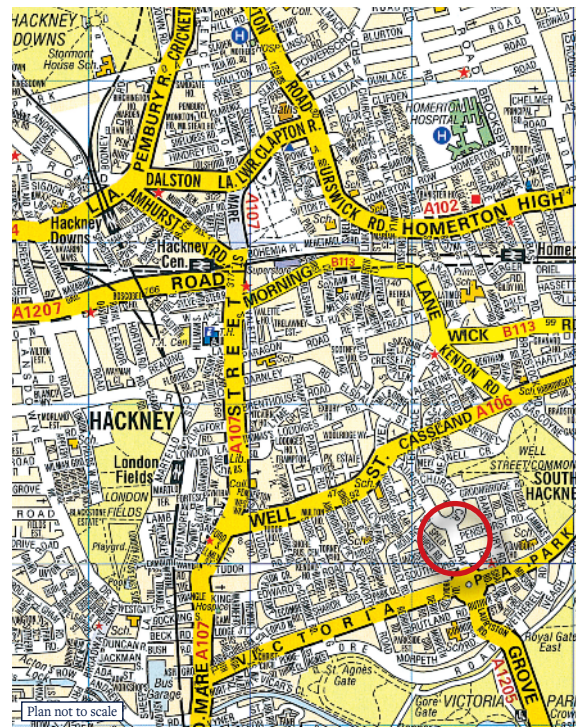


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86 Lauriston Road Hackney, London E9 7HA



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This plan is based upon the Ordnance Survey Map with the sanction
of the Controller of H M Stationery Office.

A rarely available five storey building located in a much sought after and fashionable area close to Victoria Park. **Investment let at £74,400 per annum.**

Tenure

Freehold.

Location

- Situated in a fashionable area close to the centre of the sought after Victoria Park Village, near to Lauriston Primary and Mossbourne Academy
- Located on Lauriston Road, close to the junction with Southborough Road
- Situated off the north side of Victoria Park Road, close to its junction with Derby Road
- A selection of popular cafés, bars and restaurants can be found close by, while the further shops of Mare Street and Westfield Stratford are easily accessible
- The picturesque Victoria Park is nearby

🚶 Bethnal Green (Central Line), Cambridge Heath (Overground)

Description

- A rarely available five storey building arranged as three flats
- Flat 1 is a three bedroom split level lower ground and ground floor flat with a private rear garden
- Flat 2 is a two bedroom first floor flat
- Flat 3 is a two bedroom split level second and third floor flat
- The flats would benefit from general updating throughout

Accommodation

A schedule of Accommodation is set out below.

Total Current Rent £74,400 per annum

Viewing

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

Address	Accommodation	Terms of Tenancy	Rent (gross)
Flat 1	Basement Floor – Entrance, Hallway, Three Bedrooms, Bathroom/WC Ground Floor – Entrance, Hallway, Two Reception Rooms, Kitchen	12 months from 10th November 2017 at £2,400 per calendar month	£28,800 per annum
Flat 2	First Floor – Entrance Hall, Reception Room, Two Bedrooms/Kitchen, Shower Room/WC	6 months from 25th June 2017 at £2,000 per calendar month	£24,000 per annum
Flat 3	Second Floor – Entrance Hall, Reception Room/Kitchen, Bedroom, Shower Room/WC Third Floor – Landing, Master Bedroom (En-Suite Shower/WC)	12 month Assured Shorthold Tenancy from 10th August 2017 at £1,800 per calendar month	£21,600 per annum