

**LOT
42**

15 Beresford Road Chingford, London E4 6ED

A first floor self-contained flat with loft and own garden in very popular residential location near shops and station.
Vacant.

Tenure

Leasehold. 125 years from 25th March 2019. Ground rent £350 per annum rising.

Location

- Situated near the junction of Beresford Road and Station Road in a very popular tree-lined residential road
- The shops, restaurants and cafés of Chingford are conveniently close by
- The leisure areas of Chingford Plain are within easy reach
- Easy access to the North Circular Road (A406) provides good links to the M11, A10, A12, M1 and M25

🚇 Buckhurst Hill (Central Line)

🚉 Chingford

Description

- A first floor self-contained flat forming part of an appealing converted end of terrace house
- The flat, which has gas central heating and double glazing, is presented in reasonable decorative order
- Large boarded loft with ladder access
- West facing rear garden of about 70ft
- There may be potential for a loft conversion subject to the requisite consents being obtained

Accommodation

- First Floor – Reception Room, Two Bedrooms, Kitchen, Bathroom/WC

Viewing

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



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**LOT
43**

Land rear of 7 Yewdale Close Bromley, Kent BR1 4JJ

A square shaped site of approximately 605 sq ft with further potential, well located for the recreational areas of Downham Fields. **Vacant.**

Tenure

Freehold.

Location

- Located close to the junction with Coniston Road
- Local shopping facilities can be found along Bromley Road
- The recreational facilities of Downham Fields are close by

🚉 Ravensbourne

Description

- A square shaped overgrown site

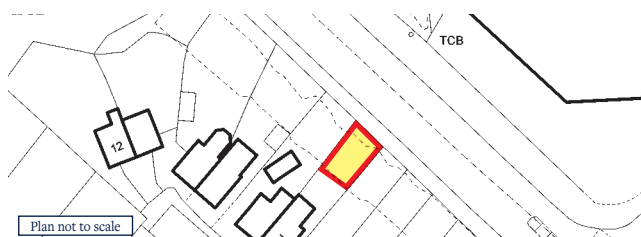
Accommodation

- Site Area approximately 605 sq ft

Viewing

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Six Week Completion



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