

**LOT  
24**

## 26 Wearmouth House Joseph Street, Bow, London E3 4JB

*In the Same Family Ownership for about 20 Years*

Of interest to owner occupiers and rental investors. A purpose built three bedroom split level flat with balcony in convenient location near Mile End Park Underground, Hospital and Queen Mary University of London. **Vacant.**

### Tenure

Leasehold. 125 years from 16th December 1985. Ground rent £10 per annum.

### Location

- Joseph Street runs southwards off Bow Common Lane, forming part of a convenient residential area off the east side of Burdett Road (A1205)
- A good selection of shopping facilities and a Lidl supermarket are conveniently available along Burdett Road
- The leisure areas of Mile End Park and walkways along Regent's Canal and Limehouse are easily accessible
- Queen Mary University and Mile End Hospital are within easy reach
- The A11, A13 and A12 provide good nearby road links

-  Mile End (Central, District and Hammersmith & City Lines)

### Description

- A purpose built second and third floor flat forming part of a four storey block
- The flat has gas central heating, double glazing, a modern kitchen/diner with appliances and a tiled bathroom
- The flat is presented in reasonable decorative order
- The reception room has a south facing balcony

### Accommodation

- Second Floor – Entrance Hall, Reception Room with south facing Balcony, Kitchen/Diner
- Third Floor – Three Bedrooms, Bathroom, Separate WC

### Viewing

Please refer to our website  
[savills.co.uk/auctions](http://savills.co.uk/auctions)



**LOT  
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## 73 Rockmount Road Plumstead, London SE18 1LQ

Of interest to builders, developers and owner occupiers. A three bedroom mid terrace house in need of modernisation, well located close to shopping and recreational amenities of the centre of Plumstead. **Vacant.**

### Tenure

Freehold.

### Location

- Located near to the junction of Rockmount Road and Grosmont Road
- An extensive range of shopping facilities can be found nearby along Plumstead High Street
- Recreational amenities of Winn's Common and Plumstead Gardens are both easily accessible

-  Plumstead

### Description

- A mid terrace house
- In need of modernisation
- Rear garden

### Accommodation

- Basement – Kitchen
- Ground Floor – Entrance Hall, Through Reception Room
- First Floor – Three Bedrooms, Bathroom/WC

### Viewing

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**Eight Week Completion**

