Lot 11

Flat A, 44 Filey Avenue, Stamford Hill, Hackney, London, N16 6JJ

By order of a major housing association



All enquiries Ref: Brian Grante



- **Long leasehold ground and lower ground floor self-contained garden flat requiring updating**
- **Full vacant possession**



Location:
Situated on Filey avenue, which is well positioned for the amenities of Stamford Hill, Springfield Park, Clapton and Hackney. Transport options include local bus routes, rail connections via Stamford Hill, Clapton and Stamford Hill or road links via the A10 and A406 North Circular.

Accommodation (approx. 82m² / 884 sq ft):
Ground floor: Entrance hall, one bedroom, reception room, kitchen, bathroom/WC, utility room
Lower ground floor: storage rooms
Outside: Rear gardens

EPC rating: D

Council Tax Band: C

Lease:
To be sold on a new lease for a term of 990 years at a peppercorn ground rent

To view:
Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.





