Lot 28

Basement/Ground Floor Flat, 157 Ham Park Road, Forest Gate, London, E7 9LE

By order of a major housing association



All enquiries Ref: Brian Grante



- **Long leasehold self-contained garden flat requiring updating**
- **Located opposite West Ham Park**
- **Full vacant possession**



Location:
The property is situated next to west Ham Park, close to the junction with Upton Lane. Transport options include local bus routes, a choice of Stratford, Forest Gate, Plaistow or Upton Park offering rail, London Underground or DLR stations. West Ham, The Olympic Park legacy and Stratford Westfield provide a wide range of shops, restaurants and leisure amenities.

Accommodation (over 2 floors):
Entrance hall, two bedroom, reception room, kitchen, bathroom/WC
Outside: Rear garden

EPC rating:
To be advised

Council Tax Band: B

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.







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