



LOT

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49 York Road
Ilford, Essex IG1 3AD

A three storey mid terrace building arranged as a ground floor shop unit and upper parts, with planning permission granted for the formation of third floor and conversion into three flats with existing shop unit – Vacant

Tenure

Freehold.

Location

- Located opposite the junction with Argyle Road
- Extensive shopping facilities can be found locally in Ilford town centre, where there are many shops, bars and restaurants
- The ever popular Valentines Park is located nearby and provides recreational facilities to the area

🚶 Ilford

Description

- A three storey mid terrace building
- Arranged as a ground floor shop unit with two floors of upper parts
- Presented in dated decorative order

- Benefits from four parking spaces to the rear

Accommodation

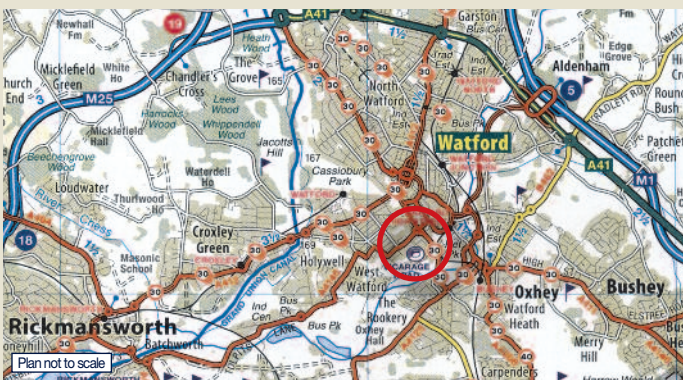
- Ground Floor – Shop Unit, Kitchen
- First Floor – Two Rooms, Kitchen
- Second Floor – Four Rooms, Bathroom/WC

Planning

Permission (2715/16) was granted on 23rd June 2017 by London Borough of Redbridge for the formation of a new third floor with conversion of upper floors to provide three self-contained flats (two x studio flats, 1 x one bedroom flat).

Viewing.

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



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

LOT

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12 Clifton Road
Watford, Hertfordshire WD18 0DH

Of interest to owner occupiers, investors, builders and developers. A well located one bedroom first floor maisonette with the potential to convert to a two bedroom, with private rear garden, requiring modernisation – Vacant

Tenure

Leasehold. 99 years from 24th June 1987.
Ground rent £25 per annum.
A section 42 notice of the Leasehold Reform, Housing and Urban Development Act 1993 to extend the lease has been served on the landlord.

Location

- Located close to the junction with St James Road
- Shops, restaurants and cafés can be found along Vicarage Road and to a further extent in Watford town centre
- Recreational amenities to the area are provided by Watford Fields, Riverside Park and Oxhey Park

- Watford General Hospital is located a short distance away

🚶 Watford (Metropolitan Line)

🚶 Watford High Street, Bushey, Watford Junction

Description

- A first floor maisonette forming part of a two storey end of terrace building
- In need of modernisation
- Rear garden

Accommodation

- First Floor – Entrance Hall, Reception Room, Bedroom, Kitchen, Bathroom, WC

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