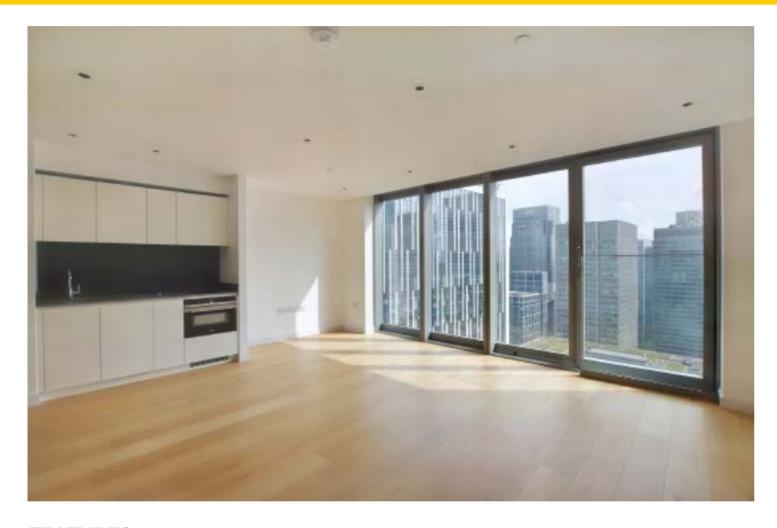


# John Pye Property Auctions



#### **FEATURES**

- For Sale by online Auction 13 & 14 November
- Sold on behalf of Joint Receivers
- Modern studio apartment
- No chain
- Long leasehold 999 years

- Guide price: £415,000+
- Good natural light
- Situated on the 14th floor
- EPC band B
- Sold with vacant possession

### Guide Price: £415,000+

#### Studio Apartment

Flat 41.12 10 Marsh Wall London E14 9GU

#### **OVERVIEW**

For sale by auction, a modern studio apartment with vacant possession and no chain.

The accommodation is well presented and neutrally decorated throughout. Floor to ceiling double glazed windows provide good natural light to the main living space.

The property is suitable for owner occupiers or investors and is sold with no chain.

The property is located on the west side of Marsh Wall immediately to the north of Landmark Sq and to the south of Marsh Wall roundabout.

Canary Wharf Station (Elizabeth Line) is approximately 0.5 miles to the north east and 15 minutes walk. Canary Wharf underground station is 0.4 miles to the east and less than 10 minutes on foot.

## Lot No. 4

Auction Date:13 & 14 November

#### Floor Area

Total floor area: 41 m2 / 441 ft2 (taken from EPC)

#### **Council Tax**

The property is rated within council tax band E.

#### **EPC**

The property is rated within band B and expires on 23 September 2030 <a href="https://find-energy-certificate.service.gov.uk/energy-certificate/6106-8870-5832-9121-5103">https://find-energy-certificate.service.gov.uk/energy-certificate/6106-8870-5832-9121-5103</a>

#### **Broadband Checker**

https://www.broadband.co.uk/checker/

#### **Tenure**

Long leasehold for a term of 999 years less 3 days from 1 July 2015.

#### **Buyer's Premium**

3 % (min. £4,500) inc. VAT.

#### **Viewings**

Please contact John Pye Property by email at property@johnpye.co.uk or on 0115 9706060.

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