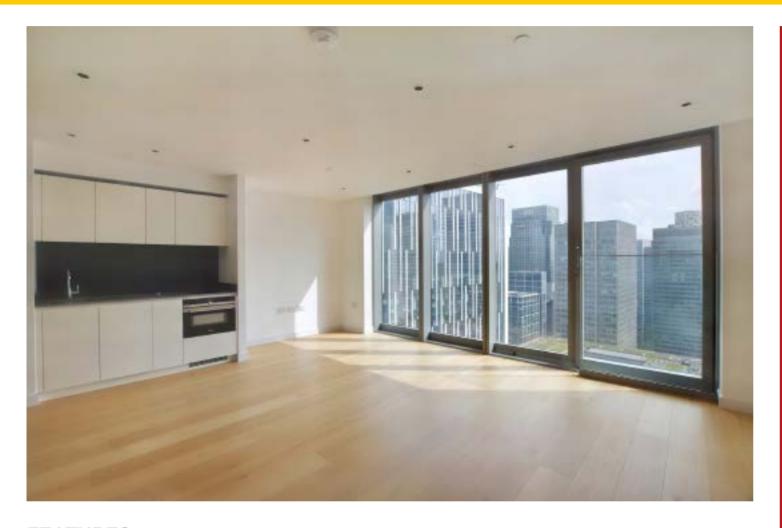


John Pye Property Auctions



FEATURES

- For Sale by online Auction
- 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. 1

Auction Date: 18 & 19 September

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 https://find-energy-certificate.service.gov.uk/energy-certificate/6106-8870-5832-9121-5103

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

2.5 % (min. £4,000) inc. VAT.

Viewings

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

Disclaimer: John Pye Property is the trading name of John Pye & Sons Ltd whose registered office address is James Shipstone House, Radford Road, Nottingham, NG7 7EA [registered company number 02564753]. John Pye Property for itself and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars have been prepared and issued in good faith and are set out as a general outline only for the guidance of intending purchasers and lessees and do not constitute part of that offer, contract or warranty. 2. Any information is hould not be relied on as a statement or representation of fact or that the property or its services are in good condition. Any purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of all the information or suitability of the property. 3. Any areas, measurements, floor plans or distances given are approximate only. 4. John Pye Property have not made and investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. It is the responsibility of the purchaser to make its own enquiries. 5. None of the buildings services or service installations have been tested and are not warrantied to be in working order. 6. All prices and rentals are quoted exclusive of VAT. 7. Copyright in these particulars vests in John Pye Property. 8. John Pye Property. 8. John Pye Property. 8. John Pye Property.