



**Modern  
Auction**

**£475,000  
Freehold**

3x  1x  2x 

**Sherrard Road, London,  
E7**

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## Main features

- A perfect starter home to put your stamp on
- For sale by Modern Auction – T&C's apply
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- Walking distance to Upton Park and Forest Gate Station

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge : 13'3 x 11'8 (4.04m x 3.56m)  
 Dining Area: 11'0 x 9'9 (3.36m x 2.97m)  
 Breakfast Room: 11'3 x 9'9 (3.43m x 2.97m)  
 Kitchen: 10'2 x 9'1 (3.10m x 2.77m)  
 Shower Room  
 Cloakroom

### SPLIT LEVEL FIRST FLOOR

Landing  
 Bedroom 1: 13'3 x 10'8 (4.04m x 3.25m)  
 Bedroom 2: 11'3 x 9'2 (3.43m x 2.80m)  
 Bedroom 3: 10'7 x 9'9 (3.23m x 2.97m)

### SECOND FLOOR

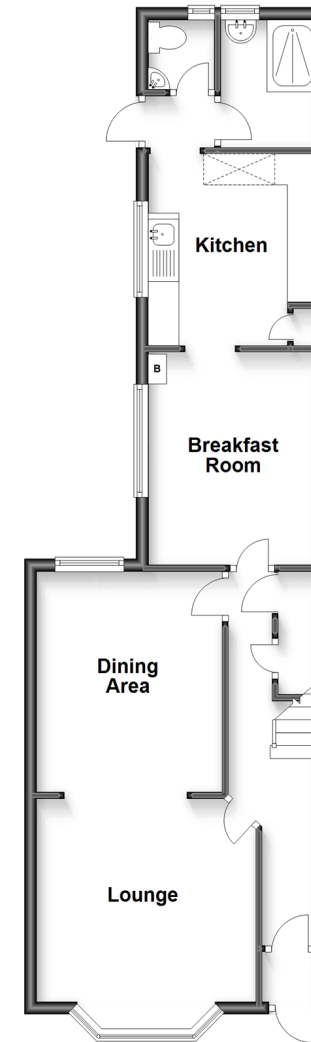
Loft Area: 14'1 x 10'1 (4.30m x 3.08m)

### OUTSIDE

Front and Rear Garden  
 Workshop

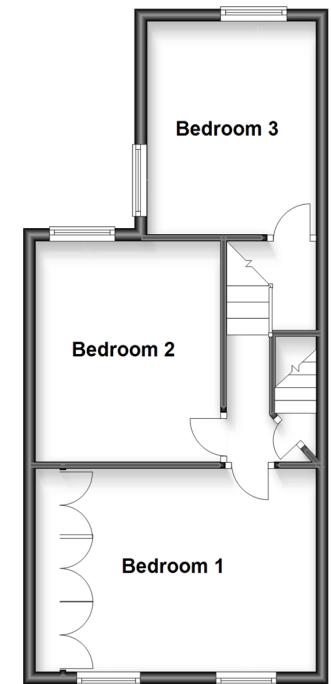
### Ground Floor

Approx. 55.6 sq. metres (598.2 sq. feet)



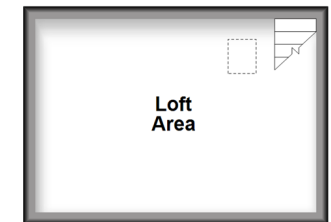
### Split Level First Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



### Second Floor

Approx. 14.2 sq. metres (153.0 sq. feet)



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## Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 3.6% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## Referral Arrangements

Douglas Allen and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Douglas Allen may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

**TO VIEW OR MAKE A BID – Contact *Douglas Allen***  
**Or visit: <https://douglasallen.iamsold.co.uk>**