



## Seven Kings Road, SEVEN KINGS

£325,000

Payne & Co are pleased to offer for sale this ground floor flat, perfectly suited for buy to let investors or first time buyers. The property comprises of two bedrooms, bathroom/wc, fitted kitchen, and a reception room offering ample space for relaxation and social gatherings. The flat is conveniently located near public transport links and local amenities, with Seven Kings Station with its Elizabeth Line within comfortable walking distance (0.2miles), providing excellent connectivity. An added advantage is the property's own front door and benefits from having a garden. We understand from the seller that the property comes with shared off street parking we have yet to see sight of the lease to confirm this. The current lease is 189 years from 26th November 2004 to 25th November 2193, no ground rent and no service charge. Please call our sales team for an appointment to view today.

- GROUND FLOOR FLAT
- TWO BEDROOMS
- GARDEN
- LEASEHOLD
- EPC - D
- COUNCIL TAX - BAND C

## GROUND FLOOR

### ENTRANCE

Via own front door to hallway.

### HALLWAY

Laminate flooring, cupboard under stairs housing meters.

### LOUNGE

14' 9" to bay x 15' 1" (4.50m x 4.60m)

Double glazed bay window to front, laminate flooring, radiator.



### DINING ROOM

9' 3" x 6' (2.82m x 1.83m)

Laminate flooring, open to kitchen.



### KITCHEN

6' 11" x 9' 7" (2.11m x 2.92m)

Double glazed window to side, tiled floor, range of eye and base units with rolled edge worktops, electric oven, gas hob, tiled splashbacks, stainless steel sink with mixer tap, recess for fridge freezer, double glazed door to garden.



### UTILITY ROOM

Tiled floor, plumbing for washing machine, door to bathroom/WC.

### BATHROOM/WC

7' 1" x 6' 5" (2.16m x 1.96m)

Double glazed opaque window to rear, tiled floor and walls, low flush WC, vanity sink with mixer tap, panelled bath.



### BEDROOM ONE

12' 10" x 10' 7" (3.91m x 3.23m)

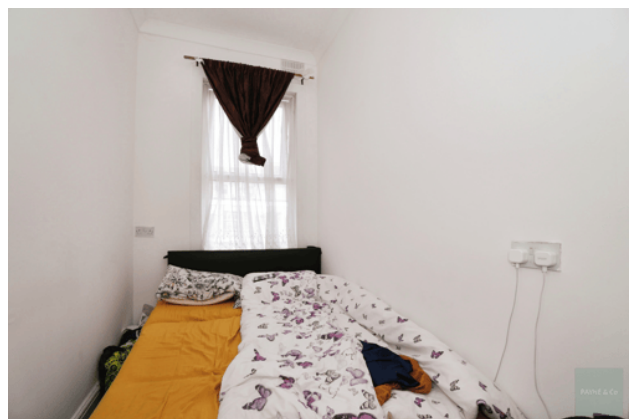
Double glazed window to rear, radiator, fitted wardrobes, double glazed door to garden.



### BEDROOM TWO

5' 5" x 9' 4" (1.65m x 2.84m)

Double glazed window to rear, radiator.



## EXTERIOR

### REAR GARDEN

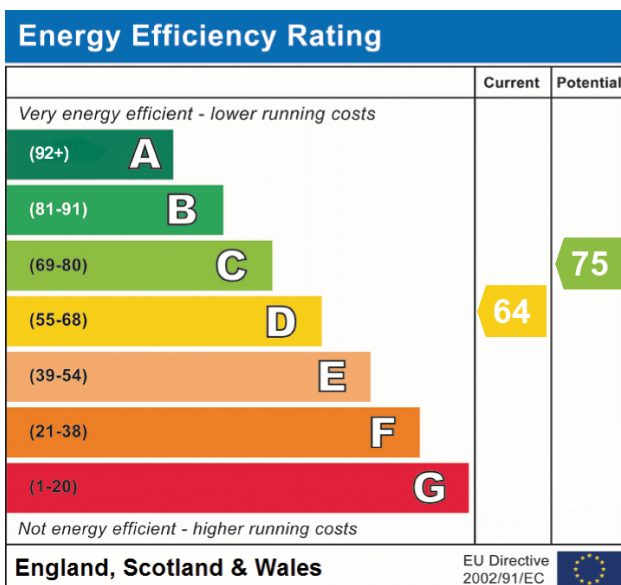
Paved patio, planting area.



### AGENTS NOTE

Our established contacts mean that we are able to recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £300 from the company we recommend.

### EPC



### What's Next?

If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

### Disclaimer

**Misrepresentations Act 1967:** These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. Any interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely on any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

**Property Misdescriptions Act 1991:** The agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artists impression or plans of the property.



## Ground Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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