

Surrey Street, PLAISTOW

IDEAL FIRST TIME BUY OR INVESTMENT!! This upper level, split level maisonette benefits from double glazing, gas central heating, kitchen, lounge, three good size bedrooms to the upper level, bathroom and separate WC. A great location for all local amenities. The current lease is 125 years from 16th October 1989 and the ground rent is £10 per annum. Priced to sell so please call our Ilford office for an appointment to view.

Offers Over £340,000

- SPLIT LEVEL MAISONETTE
- THREE BEDROOMS
- DOUBLE GLAZING - GCH
- LEASEHOLD
- COUNCIL TAX - BAND C
- EPC - C

GROUND FLOOR

ENTRANCE

Via double glazed front door to hallway.

HALLWAY

Entryphone system, radiator, wall mounted thermostat control, cupboard housing fuses.

KITCHEN

11' x 11' 1" to bay (3.35m x 3.38m)

Double glazed picture and casement window to front, range of eye and base units with rolled edge worktops, stainless steel sink with single drainer and mixer tap, electric cooker point, plumbing for washing machine, wall mounted boiler.



LOUNGE

13' 9" x 15' 3" (4.19m x 4.65m)

Cupboard under stairs, fire surround, power points, double glazed patio doors to balcony.



FIRST FLOOR

LANDING

Access to loft.

FIRST FLOOR BATHROOM

Double glazed opaque picture and casement window to front, part tiled walls, chrome towel radiator, vanity sink unit with mixer tap, panelled bath with mixer tap and shower attachment, LED spotlights to ceiling.



FIRST FLOOR WC

Double glazed opaque casement window to front, close coupled WC.

BEDROOM ONE

8' 11" x 13' 9" (2.72m x 4.19m)

Double glazed casement window to rear, radiator, power points.



BEDROOM TWO

9' 6" narrowing to 7' 6" x 11' 1" (2.90m x 3.38m)

Double glazed picture and casement window to front, radiator, power points, storage cupboard.



BEDROOM THREE

6' 1" x 10' 10" (1.85m x 3.30m)

Double glazed picture and casement window to rear, single radiator, power points.



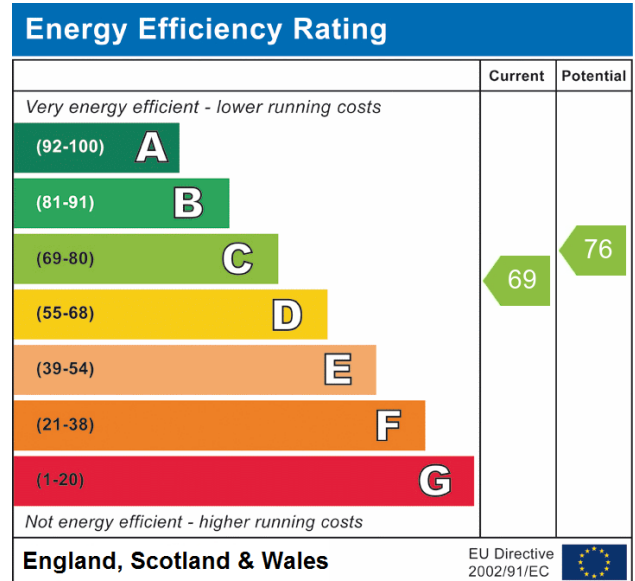
ADDITIONAL INFORMATION

Newham Council Tax - Band C

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 £150 from the company we recommend.

EPC



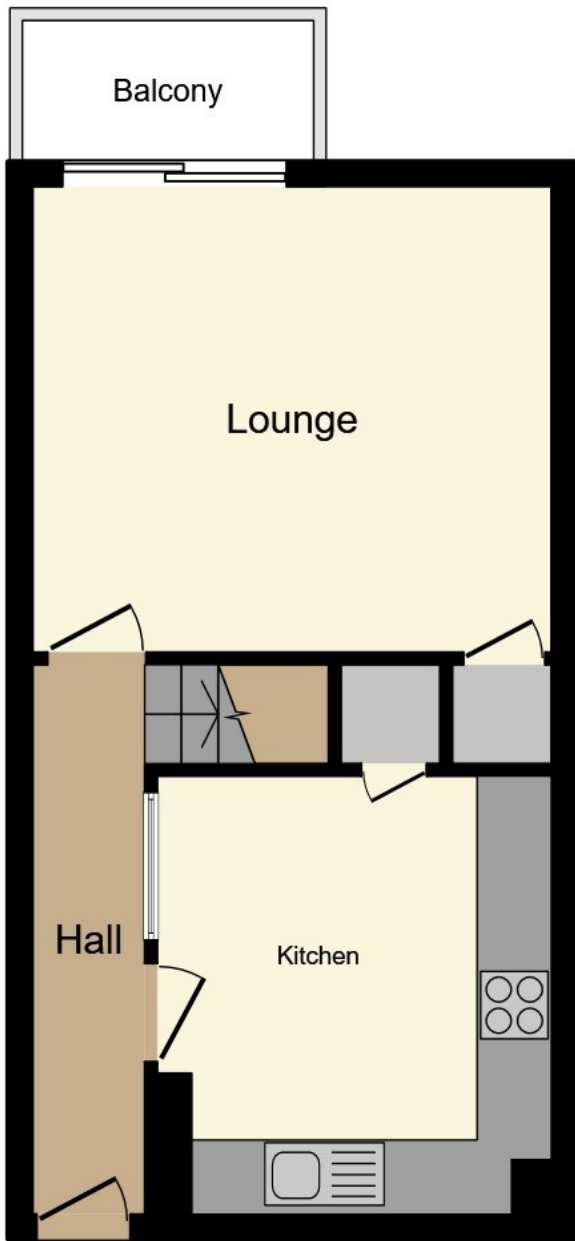
What's Next?

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

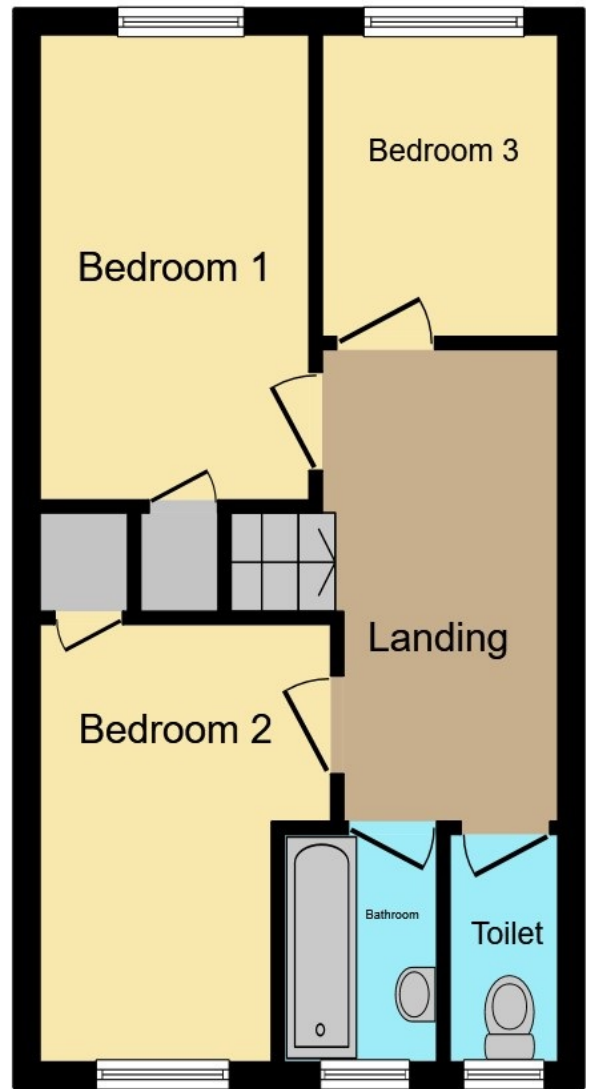
Disclaimer

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



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.