



Maddison Court
7 Hastings Road
London
E16 1GG

Offers in Excess of £382,000

bettermove

7 Hastings Road London

A MODERN and SPACIOUS apartment in Canning Town, available CHAIN FREE, welcoming INVESTORS and FIRST TIME BUYERS. Call for details!

Bettermove are delighted to welcome to the market this stunning two bedroom sixth floor apartment in Canning Town, available with no forward chain.

This is a leasehold property with approximately 141 years remaining on the lease; the ground rent is approximately £400 per year and the service charge is approximately £1,267.50 per year. The council tax band is C.

There is an allocated parking space in a secure car park in an adjacent building. There is also cycle storage available.

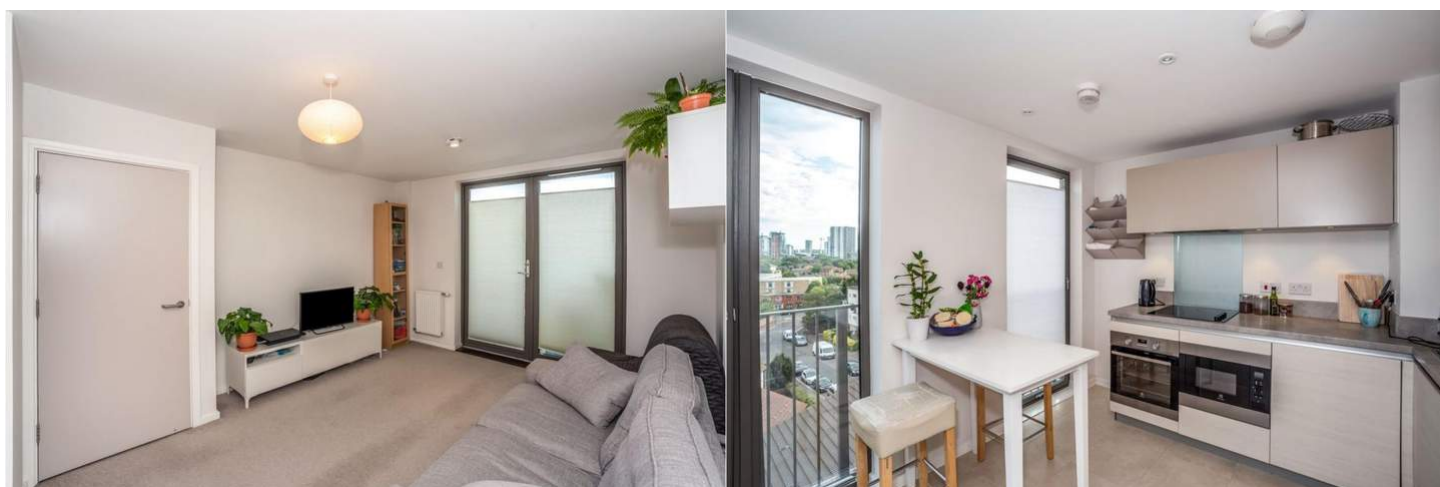
The interior of this beautifully-presented property comprises a modern open plan kitchen/living room with access to a private balcony. There are two double bedrooms with fitted wardrobes and an en suite shower room to the master, as well as a separate family bathroom.

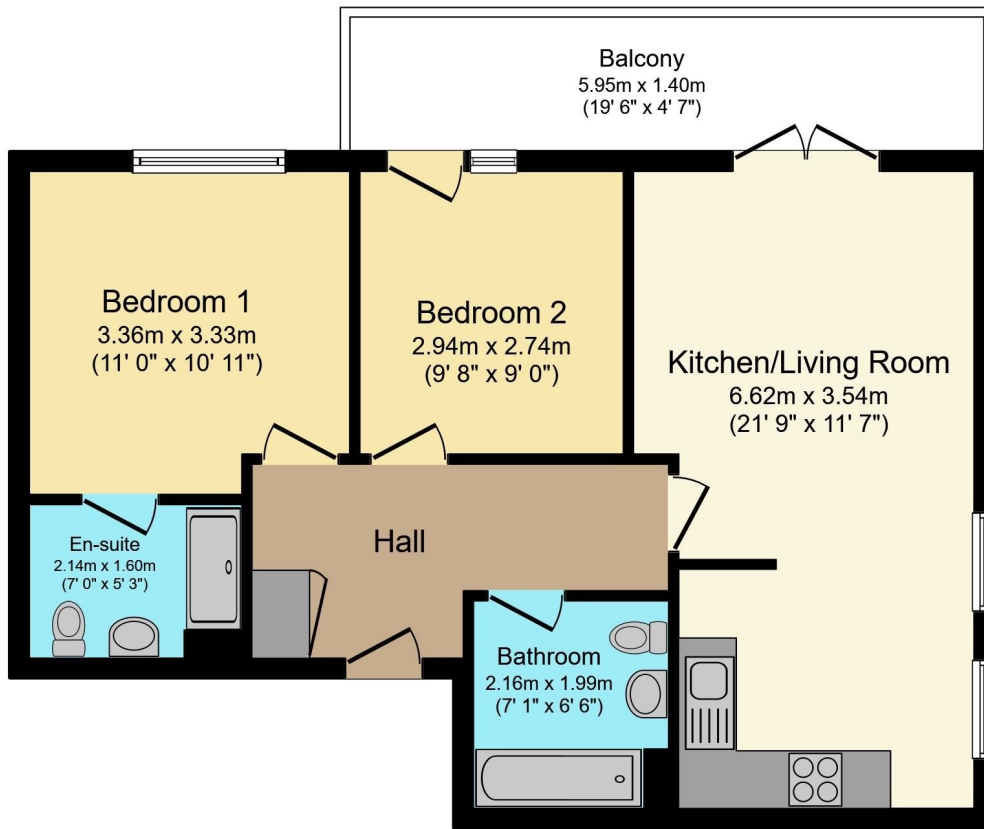
Situated in Zone 2, there are excellent transport connections from Canning Town tube station (Jubilee line and DLR) which provides direct links to Canary Wharf, Stratford, London Bridge, Waterloo and Bond Street stations. All local amenities can be found nearby including supermarkets, gyms, restaurants and bars.

This wonderful and unique opportunity is not to be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the





Floor Plan

Total floor area 58.0 sq. m. (624 sq. ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		



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