

Aldbrough Road South, SEVEN KINGS

Guide Price £300,000

Guide Price £300,000 - £325,000. For sale: A well-arranged two-bedroom first floor Victorian converted flat offering one reception room, bathroom with separate WC and fitted kitchen. This property is ideally situated near local amenities and parks, providing a perfect balance of convenience and leisure. The flat also boasts excellent transport links, with the A12 and A406 nearby, and the Elizabeth Line at Seven Kings station offering great connections to the city. This is a rare opportunity to acquire a flat in this sought-after location. The current lease is 125 years from 25th March 1987 and we have been advised there is £0 service charge and ground rent is £50 pa.

- TWO BEDROOMS
- FIRST FLOOR FLAT
- NO ONWARD CHAIN
- LEASEHOLD
- COUNCIL TAX - BAND B
- EPC - C

GROUND FLOOR

ENTRANCE

Via communal door to communal hallway. Door leading to first floor.

FIRST FLOOR

RECEPTION ROOM

16' 2" x 11' 10" (4.93m x 3.61m)

Double glazed window to front, radiator.



BEDROOM ONE

15' 3" x 9' 4" (4.65m x 2.84m)

Double glazed window to rear, feature fireplace, radiator.



BEDROOM TWO

10' 4" x 8' 9" (3.15m x 2.67m)

Double glazed window to front, radiator.



KITCHEN

10' 1" x 6' 11" (3.07m x 2.11m)

Double glazed window to rear, range of eye and base level unit, worksurfaces, stainless steel sink, tiled splash backs, recess for fridge freezer, plumbing for washing machine, integrated oven and hob, extractor fan, radiator, laminate style flooring.



BATHROOM

Paneled bath with mixer tap, shower screen, sink with mixer tap, radiator, part tiled walls.

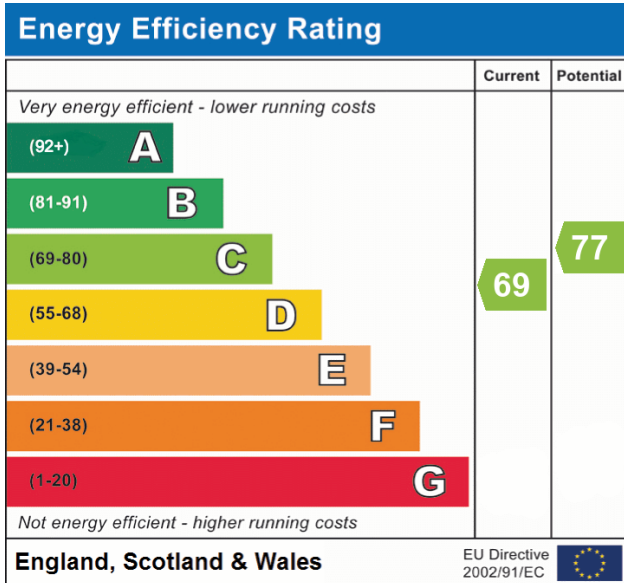


WC

Double glazed window to side, low flush WC, laminate flooring.

AGENTS NOTE

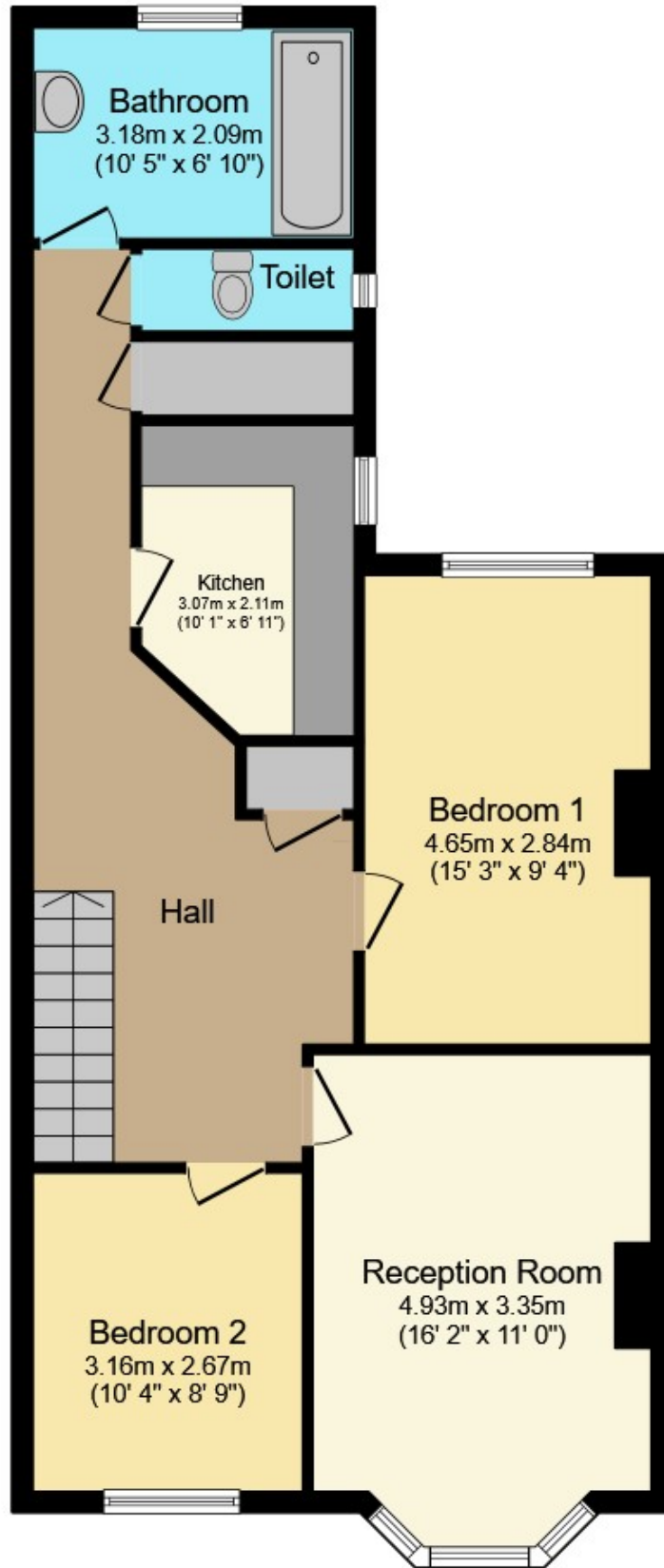
As part of the service we offer, we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services, we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website.

**What's Next?**

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

Disclaimer**Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008:**

Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that 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 the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property.



Floor Plan

Floor area 65.0 m² (700 sq.ft.)

TOTAL: 65.0 m² (700 sq.ft.)

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

PAYNE & Co