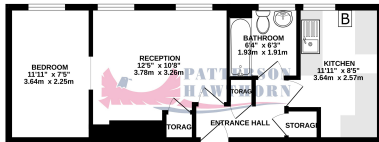
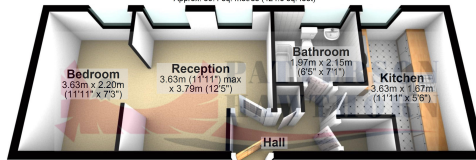


GROUND FLOOR  
389 sq. ft. (36.2 sq. m.) approx.



TOTAL FLOOR AREA: 389 sq. ft. (36.2 sq. m.) approx.  
We warrant that the above information is true and correct to the best of our knowledge and belief. We do not warrant that the information is complete or that it is not subject to change. We do not warrant that the information is not subject to change. We do not warrant that the information is not subject to change. We do not warrant that the information is not subject to change.


First Floor  
Approx. 39.4 sq. metres (424.6 sq. feet)



Total area: approx. 39.4 sq. metres (424.6 sq. feet)

247 EPC has produced this floor plan for information and guidance only. We endeavour to provide reliable and accurate details for sales particulars to provide purchasers with a better understanding of the property, but they should not be relied upon. Floor plans are not to scale and should not be relied upon for ordering any flooring or the purchasing of any furniture. We ask all Purchasers to satisfy themselves of the actual room dimensions. The dimensions provided are to be used as a guide only.  
Plan produced using PlanUp.



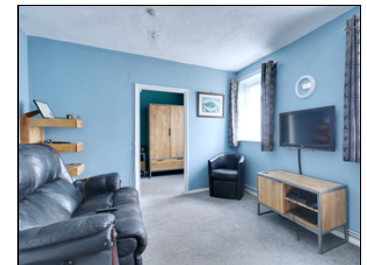
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.

## Eden Green, South Ockendon

£155,000

- ONE BEDROOM FIRST FLOOR STUDIO FLAT
- EXCELLENT CONDITION THROUGHOUT
- MODERN CONTEMPORARY INTERIOR DESIGN
- 120 YEARS REMAINING ON LEASE
- NEW BOILER 2015
- NEW RADIATORS 2021
- NEW COMPOSITE FRONT DOOR 2024
- AMPLE COMMUNAL RESIDENTS PARKING







## **GROUND FLOOR**

### **Communal Entrance**

Via security phone entry system, stairs to first floor.

### **Front Entrance**

Via composite door opening into:

### **Entrance Hall**

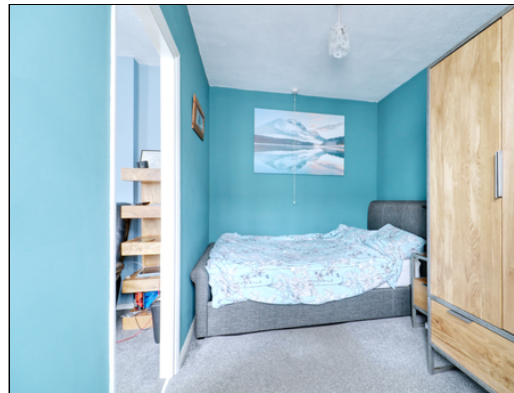
Two built-in storage cupboards, small eye-level storage cupboard housing electricity meter and fuse box, radiator, fitted carpet.

### **Reception Room**

3.78m x 3.15m (12' 5" x 10' 4") Double glazed windows to rear, radiator, built-in storage cupboards, fitted carpet.

### **Bedroom**

3.64m x 2.21m (11' 11" x 7' 3") Double glazed windows to rear, radiator, fitted carpet.



### **Bathroom**

1.93m x 1.91m (6' 4" x 6' 3") Obscure double glazed windows to rear, panelled bath with shower attachment, low level flush WC, hand wash basin with tiled splashback, part tiled walls, chrome hand towel radiator, vinyl flooring.

### **Kitchen**

3.62m x 2.23m (11' 11" x 7' 4") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space and plumbing for washing machine, space for cooker, space for freestanding fridge freezer, tiled splashback, radiator, boiler to rear.

## **EXTERIOR**

**Communal parking.**