

£325,000 Leasehold

Harston Walk, London E3 3GP



- Fourth Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Communal Garden
- Approx. 492 Sqft Gross internal Area
- Spacious Bedroom
- Balcony
- Minutes from Tube/DLR Stations

GENERAL DESCRIPTION

This bright, modern apartment is on the fourth floor (building has a lift) and has a reception room with full-height windows and a door that leads out onto a balcony which provides a pleasant, east-facing view. The kitchen is semi open plan and features sleek, white units and contrasting work surfaces. There is a spacious bedroom, a stylish bathroom and three storage/utility cupboards in the entrance hallway. Well insulated walls, double glazing and a communal heating/hot water system make for a very good energyefficiency rating. The development has a communal garden and is just minutes from Devons Road DLR and Bromley-by-Bow Station, for the District and Hammersmith & City Lines.

Tenure: Leasehold (125 years less 4 days from 29/09/2010).

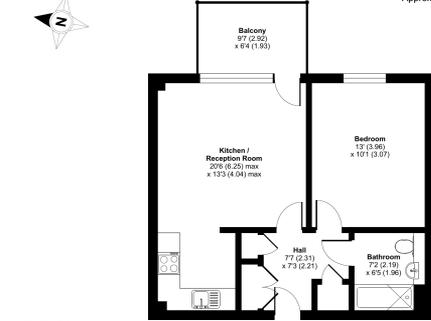
Service Charge: £186.09 per month (subject to annual review).

Council Tax: Band C, London Borough of Tower Hamlets.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property.

Harston Walk, London, E3
Approximate Area = 492 sq ft / 45.7 sq m
For identification only - Not to scale



FOURTH FLOOR
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urban Moves. REF: 132458

DIMENSIONS

FOURTH FLOOR

Entrance Hall
7' 7" x 7' 3" (2.31m x 2.21m)

Reception
20' 6" max. x 13' 3" max. (6.25m x 4.04m)

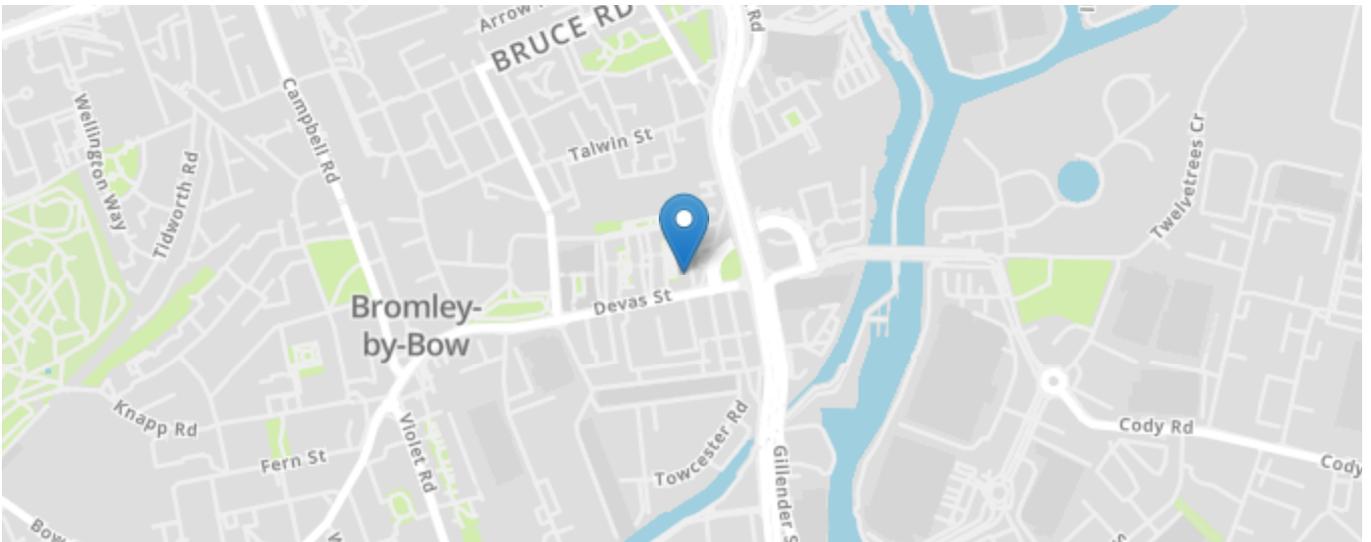
Kitchen
included in reception measurement

Balcony
9' 7" x 6' 4" (2.92m x 1.93m)

Bedroom
13' 0" x 10' 1" (3.96m x 3.07m)

Bathroom
7' 2" max. x 6' 5" max. (2.18m x 1.96m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	82	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.