



## Blacksmiths Close, CHADWELL HEATH

£165,000

NO ONWARD CHAIN!! This upper floor studio flat would make an ideal first time buy or investment. Offered with no onward chain and within comfortable walking distance to local shops, restaurants and Chadwell Heath mainline station with the oncoming Elizabeth line and its major transport links. Priced to sell so call our sales team before this one gets snapped up!

- STUDIO FLAT
- SECOND FLOOR
- LOUNGE/BEDROOM
- KITCHEN
- SHOWER/WC
- EPC - D
- 160+ YEARS LEASE

## GROUND FLOOR

### ENTRANCE

Via communal door to communal hall, stairs to second floor, own front to lounge/bedroom.

### LOUNGE/BEDROOM



12' x 14' 11" (3.66m x 4.55m)

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

### KITCHEN



7' 8" x 7' 11" (2.34m x 2.41m)

Double glazed picture and casement window to rear, tiled floor, range of eye and base units with rolled edge worktops, stainless steel sink with single drainer and mixer tap, electric cooker point, recess for fridge freezer, plumbing for washing machine.

### SHOWER ROOM/WC

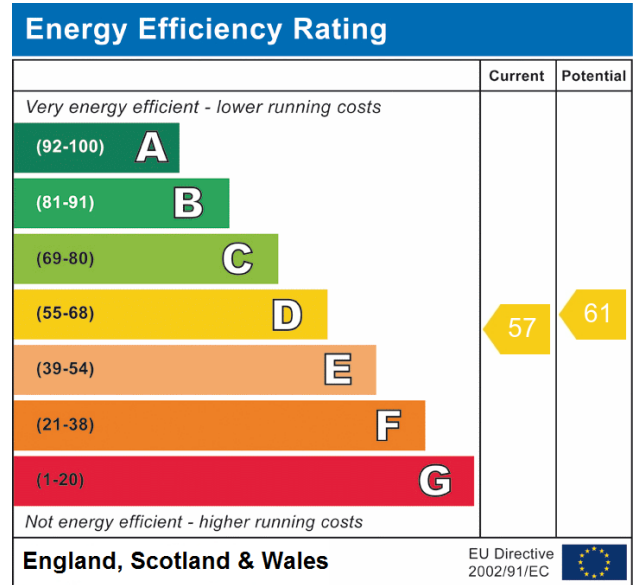


Double glazed opaque casement window to side, part tiled walls, close coupled WC, vanity sink unit with mixer tap, shower cubicle with thermostatically controlled shower.

### 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.