



**Shepherd Court 2 Annabel
Close, London**

**Guide Price £325,000
Leasehold**



Shepherd Court 2 Annabel Close, London

326 Mare Street, Hackney, London, E8
1HA

0208 510 0808
www.kings-group.net

- One Bedroom Apartment
- Leasehold - 243 Years Remaining
- Ground Floor
- Open Plan Lounge / Kitchen
- Walking distance to Canary Wharf Underground and DLR Stations
- Private Balcony
- Views of Canary Wharf
- Ease of Access to A13 with links to A11, A12 & A406
- Local shops and amenities nearby including Cineworld and Virgin Active
- Ideal First Time or Investment Purchase

****GUIDE PRICE- £325,000- £350,000****

Kings Group - Hackney are delighted to offer For Sale on a CHAIN FREE basis, this ONE BEDROOM APARTMENT on Annabel Close, E14. Located in Poplar, this ground floor apartment is comprised of open plan lounge and kitchen, large double bedroom and large bathroom. The property also benefits from a small terrace with views of Canary Wharf. The property has 243 years remaining on the lease and will make an excellent first time or investment purchase. There is ease of access to the A13 providing road links to Central London, as well as links to the A11, A12, A406 and M25. Canary Wharf Underground Stations (Jubilee & Elizabeth Lines) are within walking distance as are a number of local shops and amenities including Cineworld, Poplar Baths and numerous restaurants and brasseries within Canary Wharf. To arrange a viewing, please do not hesitate to get in touch.

Leasehold Information:

Lease term: 255 years (31/01/2011 - 31/01/2266)

Years Remaning: 242

G/Rent: £250/annum

S/Charge (Inc. Buildings Ins): £1418/annum

Council Tax: Band C

Kings Group - Hackney are delighted to offer For Sale on a CHAIN FREE basis, this ONE BEDROOM APARTMENT on Annabel Close, E14. Located in Poplar, this ground floor apartment is comprised of open plan lounge and kitchen, large double bedroom and large bathroom. The property also benefits from a small terrace with views of Canary Wharf. The property has 243 years remaining on the lease and will make an excellent first time or investment purchase. There is ease of access to the A13 providing road links to Central London, as well as links to the A11, A12, A406 and M25. Canary Wharf Underground Stations (Jubilee & Elizabeth Lines) are within walking distance as are a number of local shops and amenities including Cineworld, Poplar Baths and numerous restaurants and brasseries within Canary Wharf. To arrange a viewing, please do not hesitate to get in touch.

Leasehold Information:

Lease term: 255 years (31/01/2011 - 31/01/2266)

Years Remaning: 243

G/Rent: £250/annum

S/Charge (Inc. Buildings Ins): £1418/annum

Council Tax: Band C

Entrance Hallway

Front door to:-

Lounge / Kitchen (Open Plan) 24'0" x 11'1" (7.34m x 3.40m)

Lounge:- Double glazed window to rear and French doors leading to balcony, single radiator, TV point, power points, laminated wood style flooring.

Kitchen:- Range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, gas hob/ electric oven, chimney style hood extractor, space for fridge/freezer, power points, tiled flooring.

Bedroom One 14'6" x 9'4" (4.42m x 2.86m)

Double glazed window to rear, single radiator, built-in wardrobe, power points, carpeted flooring.

Bathroom

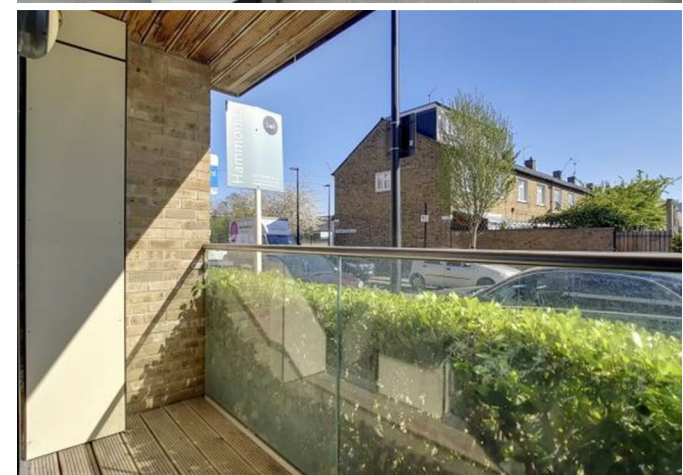
Part tiled walls, panel enclosed bath with thermostatically controlled shower over, pedestal wash basin, low level W.C, tiled flooring.

GROUND FLOOR
61.0 sq.m. (657 sq.ft.) approx.



TOTAL FLOOR AREA: 61.0 sq.m. (657 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.
Made with Metropix ©2021.



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor



326 Mare Street, Hackney, London, E8
1HA

0208 510 0808

www.kings-group.net



Zoopla.co.uk



rightmove.co.uk
The UK's number one property website

