



**12 Bamboo Court
Woodmill Road, London**

£400,000 Leasehold



12 Bamboo Court Woodmill Road, London

326 Mare Street, Hackney, London, E8
1HA

0208 510 0808
www.kings-group.net

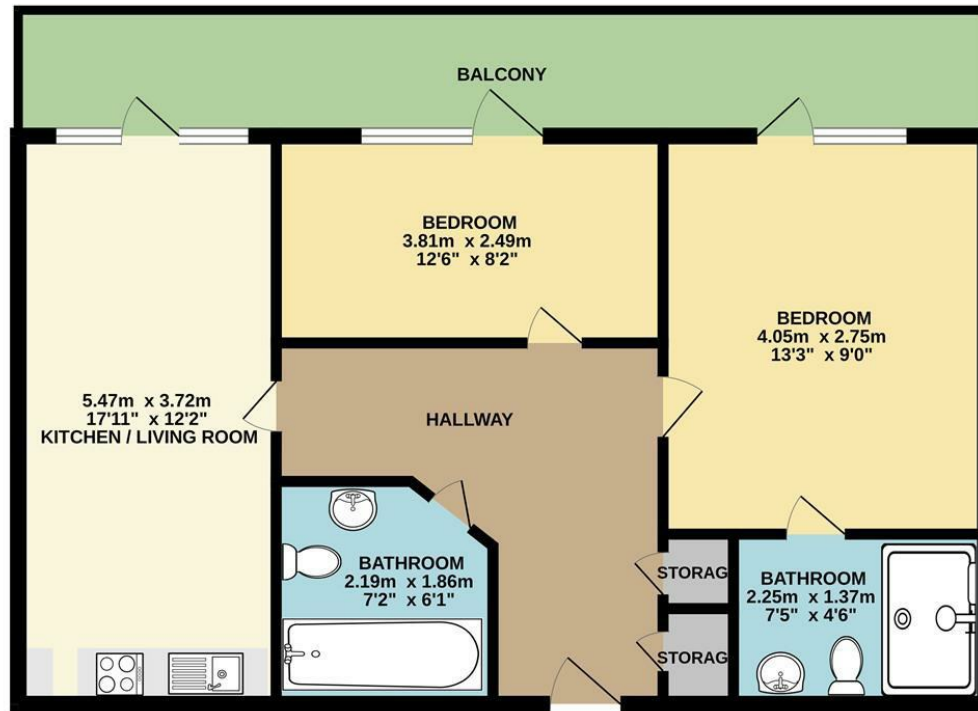
- Two Bedroom Flat
- Third Floor
- Good Condition Throughout
- Double Bedrooms
- Open Plan Living/Kitchen
- Large Private Balcony
- Lease : 131 Years
- Excellent Location
- 0.4 Miles to Clapton Station
- EPC Rating : B

Public Notice: Flat 12 Bamboo Court, Woodmill Road E5 9GJ. We are acting in the sale of the above property and have received an offer of £400,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - B

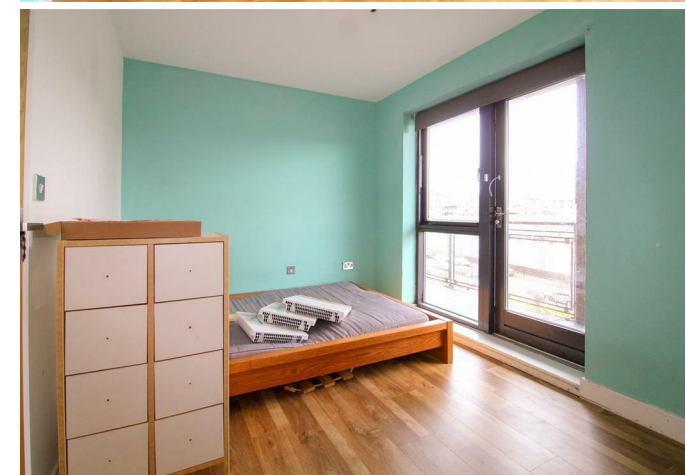
Situated in the lively locale of Woodmill Road, Bamboo Court provides a tranquil haven amidst urban life. Boasting a diverse array of amenities, from cozy cafes to green spaces, residents enjoy easy access to transportation hubs, enhancing connectivity to the city center and beyond.

Whether you're an investor seeking long-term potential or a first-time buyer eager to establish roots in the community, Bamboo Court offers an enticing opportunity. With modern conveniences and proximity to local amenities, this property is a promising investment or ideal starter home in this vibrant London neighborhood. Don't miss out on making this charming residence your own.

THIRD FLOOR
59.0 sq.m. (635 sq.ft.) approx.



TOTAL FLOOR AREA: 59.0 sq.m. (635 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 as to their operability or efficiency can be given.
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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



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