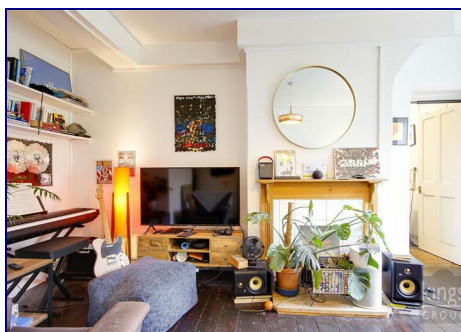




[www.kings-group.net](http://www.kings-group.net)

326 Mare Street  
London E8 1HA  
Tel: 0208 510 0808



## Pritchards Road, London, E2 9BW

### £450,000 Leasehold

Kings Group are delighted to present this well-presented one-bedroom flat, offering a fantastic opportunity for first-time buyers or investors alike.

The property is in good condition throughout and comprises a spacious reception room, a well-sized bedroom, a fitted kitchen, and a modern bathroom. Natural light fills the living spaces, creating a bright and welcoming home.

Set within a sought-after residential development, the flat benefits from excellent transport links, with easy access to local bus routes and nearby stations connecting you to the City and beyond. A range of shops, cafes, and amenities are also within walking distance, making this an ideal location for modern urban living.

This charming property is offered with a long lease and represents a superb opportunity to secure a home in a vibrant and well-connected area.

Council Tax Band B

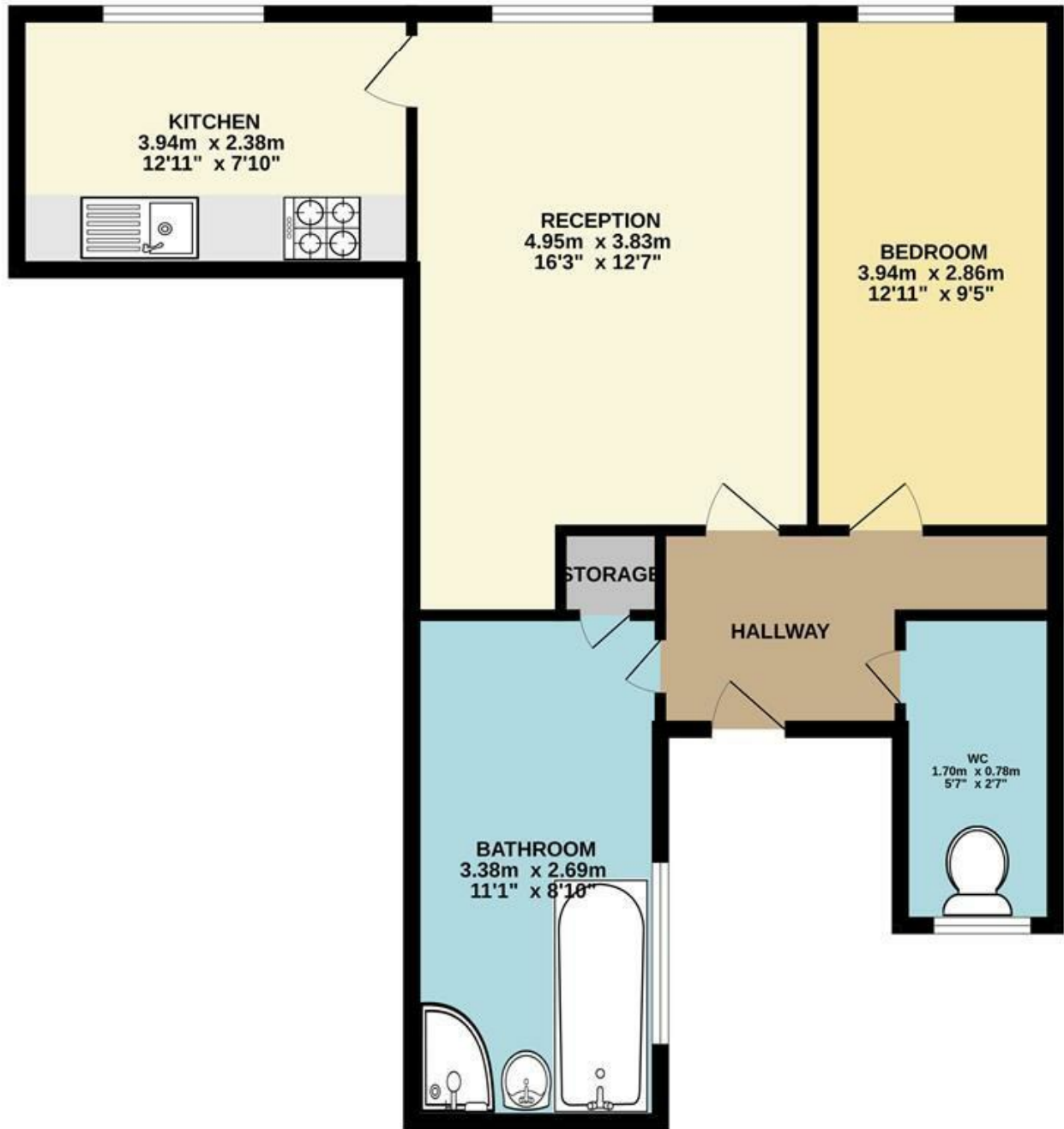
Lease - 143 Years Remaining

Service Charge - ££4,642.00 Per Annum

Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

**Pritchards Road, London, E2 9BW**

GROUND FLOOR  
70.0 sq.m. (753 sq.ft.) approx.



TOTAL FLOOR AREA : 70.0 sq.m. (753 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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