



19 Repton House

Jacks Farm Way | | London | E4 9AE

35% Shared Ownership



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35% Shared Ownership £110,250

Presenting a stunning one-bedroom flat at 35% ownership, located within a modern development that is just a few years old. This beautifully presented property is situated on the first floor with convenient lift access, offering an ideal home for first-time buyers or investors alike.

The flat boasts contemporary fittings throughout, designed with style and comfort in mind. The spacious bedroom and open-plan living area provide plenty of natural light, while the modern kitchen comes fully equipped with integrated appliances. Ample storage space is thoughtfully incorporated, ensuring a clutter-free living environment.

- One Bedroom First Floor Purpose Built Apartment
- Sold on a Chain Free Basis
- 35% Shared Ownership
- Open Plan Lounge/Kitchen/Diner
- Private Balcony
- Communal Entrance with Video Entry System for Added Security
- Sought After Location
- Large Communal Gardens & Communal Roof Terrace

Front Exterior

The exterior of the modern apartment block features a striking facade with colourful vertical panels and large windows, complemented by glass-fronted balconies. The building is set within well-kept communal grounds with mature trees and shrubs, creating an attractive and welcoming environment. Secure access is provided to the building.





Lounge/Kitchen/Diner

19'10" x 15'7" (6.0m x 4.8m)

This bright open-plan lounge, kitchen, and dining area offers a spacious and inviting living space. With its light wooden flooring and large window doors opening onto a balcony, the room is filled with natural light and offers views over a peaceful, tree-lined garden. The kitchen is fitted with modern white cabinetry and integrated appliances, including an oven and washing machine, providing a practical and sleek cooking area that flows effortlessly into the lounge and dining space.

Bedroom

12'1" x 11'1" (3.7m x 3.4m)

A comfortable double bedroom with carpeted flooring and soft neutral walls, featuring a large window that provides plenty of natural light. The room includes a full wall of mirrored wardrobes offering excellent storage and helping to create a sense of spaciousness. The subtle decor and calm ambience make this an ideal space for rest and relaxation.

Bathroom

8'1" x 6'11" (2.5m x 2.1m)

The bathroom is fitted with a white suite comprising a bathtub with an overhead shower, a pedestal wash basin, and a toilet. It features light-coloured flooring and white tiled walls, creating a clean and fresh environment. A small wall-mounted cabinet and corner shelves provide useful storage for toiletries.

Balcony

8'3" x 5'4" (2.5m x 1.6m)

The balcony extends from the lounge/kitchen/diner and enjoys peaceful views over a communal garden with mature trees and a children's play area. The balcony is enclosed with glass panels allowing for an unobstructed outlook and a pleasant outdoor space to relax or entertain.

Communal Garden

The communal gardens are a tranquil and leafy area within the development, featuring grassy lawns, mature trees, and a children's play area with safe, cushioned surfaces. This shared outdoor space provides a pleasant environment for relaxation and leisure.

Terrace / Patio

The rooftop terrace offers a large, open wooden deck with partial framing above and is furnished with benches and picnic tables. This communal area is ideal for socialising or enjoying outdoor space with panoramic views and plenty of sunshine.



FIRST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 456 sq.ft. (42.3 sq.m.) 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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Council Tax Band

EPC Rating **B**

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

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