



## The Grove

Stratford, London, E15 1NS

Guide Price £275,000

\*\* GUIDE PRICE £275,000 TO £300,000 \*\*

Sandra Davidson Estate Agents are proud to present this SECOND FLOOR, TWO BEDROOM flat situated in a very convenient location on The Grove, Stratford.

This is the ideal purchase as there are NO SERVICE CHARGES and NO GROUND RENT, and first time buyers will be pleased to know that there is NO STAMP DUTY PAYABLE!

This property is conveniently located within walking distance to WESTFIELD STRATFORD CITY shopping centre, STRATFORD UNDERGROUND STATION (Central Line/Jubilee Line/Elizabeth Line), MARYLAND STATION (Elizabeth Line), LEYTONSTONE HIGH ROAD and local shops and amenities.

To avoid missing out on this rare opportunity please CALL NOW to avoid disappointment.

## Newham

## B



### Entrance

Via communal entrance, stairs leading to second floor to your own private door

### Kitchen/Diner 15'5" x 13'2" (4.70m x 4.03m)

Range of fitted wall and base units, space and services for freestanding oven and extractor fan over, one bowl sink with drainer, wall mounted boiler, space and services for washing machine, space and services for fridge/freezer, laminate flooring, double glazed windows to front, radiator, ceiling light.

### Bedroom One 13'3" max x 11'0" max (4.04m max x 3.36m max)

Double glazed window to rear, radiator, laminate flooring, ceiling light

### Bedroom Two 6'9" x 11'10" (2.06m x 3.62m)

Double glazed window to rear, laminate flooring, radiator, ceiling light.

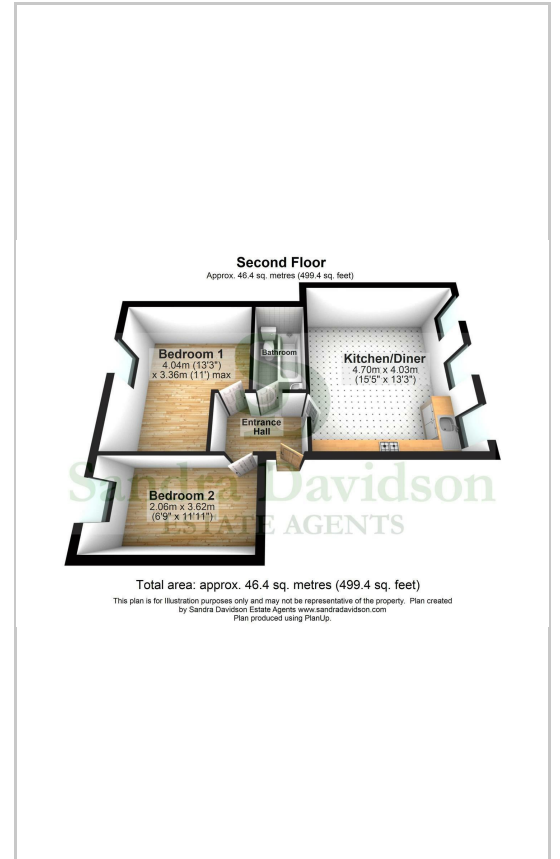
### Bathroom 9'4" x 4'3" (2.87m x 1.30m)

Tiled walls and flooring, low level WC, bathtub with shower screen and power shower, wall mounted extractor fan, hand wash basin, shaver socket, spotlights inset to ceiling

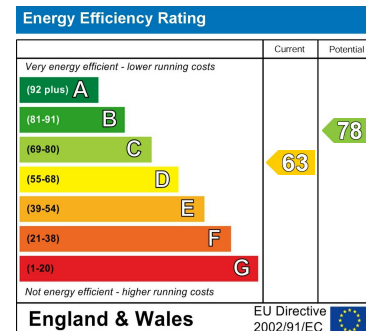
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

10 Roding Lane South, Essex, IG4 5NX

Tel: 020 8551 0211 Email: [redbridge@sandradavidson.com](mailto:redbridge@sandradavidson.com) <https://www.sandradavidson.com>