



196-198 The Grove, London, E15 1NS

Guide Price £275,000



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London, E15 1NS

- NO SERVICE CHARGE/GROUND RENT
- NO STAMP DUTY FOR FIRST TIME BUYERS!!!
- CLOSE PROXIMITY TO WESTFIELD STRATFORD CITY
- CLOSE PROXIMITY TO STRATFORD UNDERGROUND
- EPC 63D
- 152 YEAR LEASE
- EXCELLENT INVESTMENT RETURN
- CLOSE PROXIMITY TO LEYTONSTONE HIGH ROAD
- TWO BEDROOMS

** 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.



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.





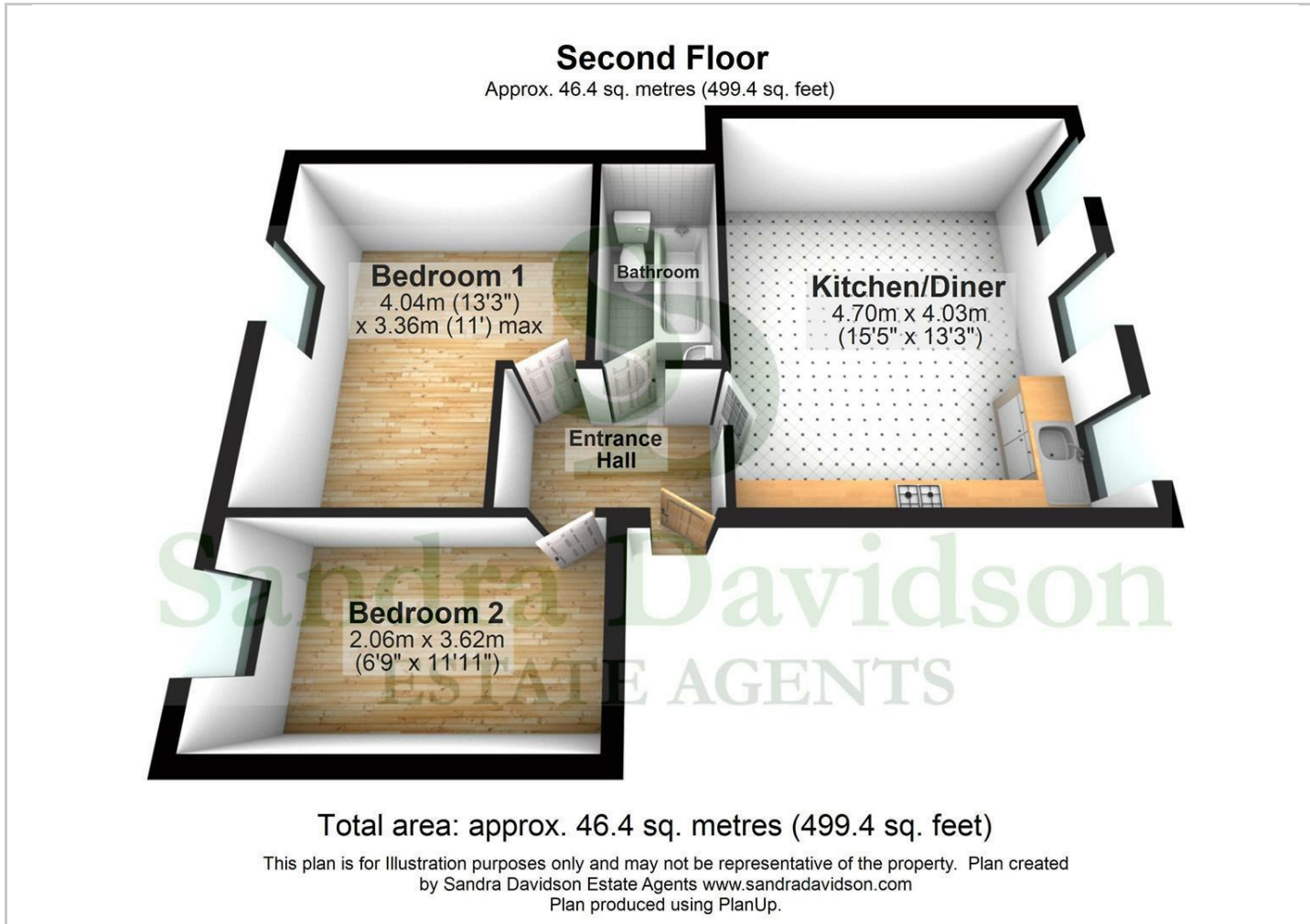
Bathroom 9'4" x 4'3" (2.87m x 1.30m)
Tiled walls and flooring, low level WC, bathtub with shower screen and power shower, wall mounted extractor fan, hand wash basin, shaver socket, spotlights inset to ceiling

Additional Information

Local Authority: Newham
Council Tax Band B
Lease Remaining: 152 Years
We have been advised that there are no service charges or ground rent payable.
EPC 63D



Floor Plans



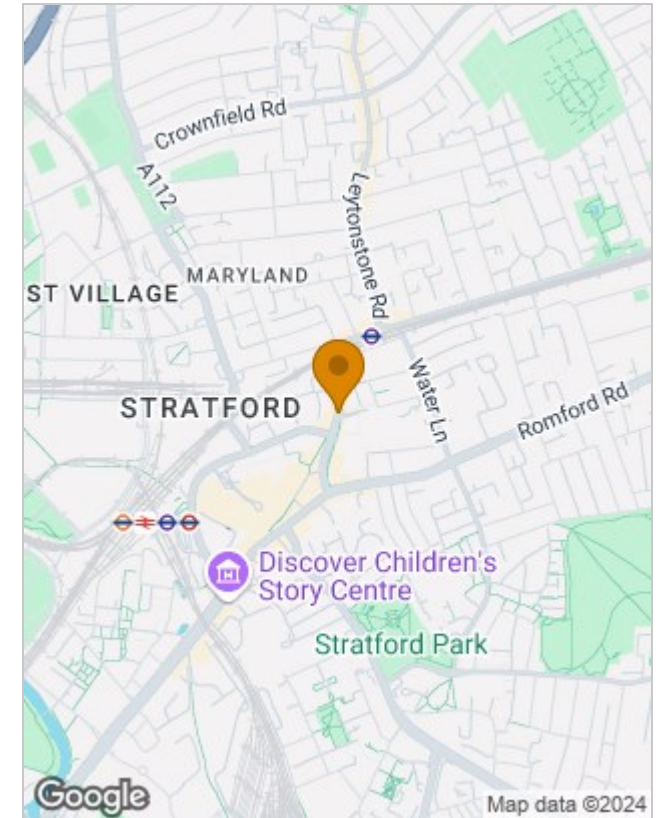
Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

