



Baroness Road, E2 7PQ

Guide Price £500,000



Baroness Road

, E2 7PQ

- Split Level Flat
- Two Balconies
- Double Glazed
- Long Lease
- Three Bedrooms
- Close to Transport Links
- Gas Central Heating
- EPC 67D

*** GUIDE PRICE £500,000 to £525,000 ***

Sandra Davidson are pleased to present this good size, purpose built, THREE BEDROOM, SPLIT LEVEL FLAT situated in a sought after location off of the fashionable Columbia Road and within walking distance to the green spaces of Haggerston Park, London Fields and Victoria Park in addition to Old Street, Liverpool Street, Hoxton and Shoreditch High Street Stations. and the many shops and nearby amenities. The property benefits from three double bedrooms, fitted kitchen, lounge bathroom with separate WC and would be ideal for a first time buyer looking to get a foot on the property ladder or an investor looking for a good investment.

This sought after property is offered with a LONG LEASE and comprises:



ENTRANCE

Via communal entrance with stairs to own front door into entrance hall with; Wood flooring, radiator, light, carpeted stairs to first floor, doors to:

LOUNGE

16'2" x 10'5" (4.92 x 3.17)

Double glazed window to rear, double glazed door to balcony, wood flooring, light, radiator

KITCHEN

11'10" x 7'1" (3.6 x 2.17)

Double glazed window to rear, fitted wall and base units, work surface with tiled upstand, five ring gas hob with extractor hood over, one bowl sink with drainer, tiled flooring, light, space and services for washing machine

FIRST FLOOR LANDING

Fitted carpet, light, access to store cupboard, doors to:

BEDROOM ONE

16'0" x 8'6" (4.88 x 2.6)

Double glazed window to rear, fitted carpet, light, radiator

BEDROOM TWO

12'2" x 9'6" (3.7 x 2.9)

Double glazed window to rear, fitted carpet, light, radiator





BEDROOM THREE

13'1" x 6'7" (4 x 2)

Double glazed window to front, double glazed door to balcony, fitted carpet, light, radiator

BATHROOM

Suite comprising; bathtub with shower over, hand wash basin inset to vanity unit, chrome plated heated towel rail, tiled walls and flooring, light, double glazed window to rear

SEPARATE WC

Low level WC with douche, tiled flooring, light, double glazed window to rear

ADDITIONAL INFORMATION

Local Authority: Tower Hamlets

Council Tax Band: C

EPC 67D

Ground Rent: £10 pa

Service Charge: £1,300 pa

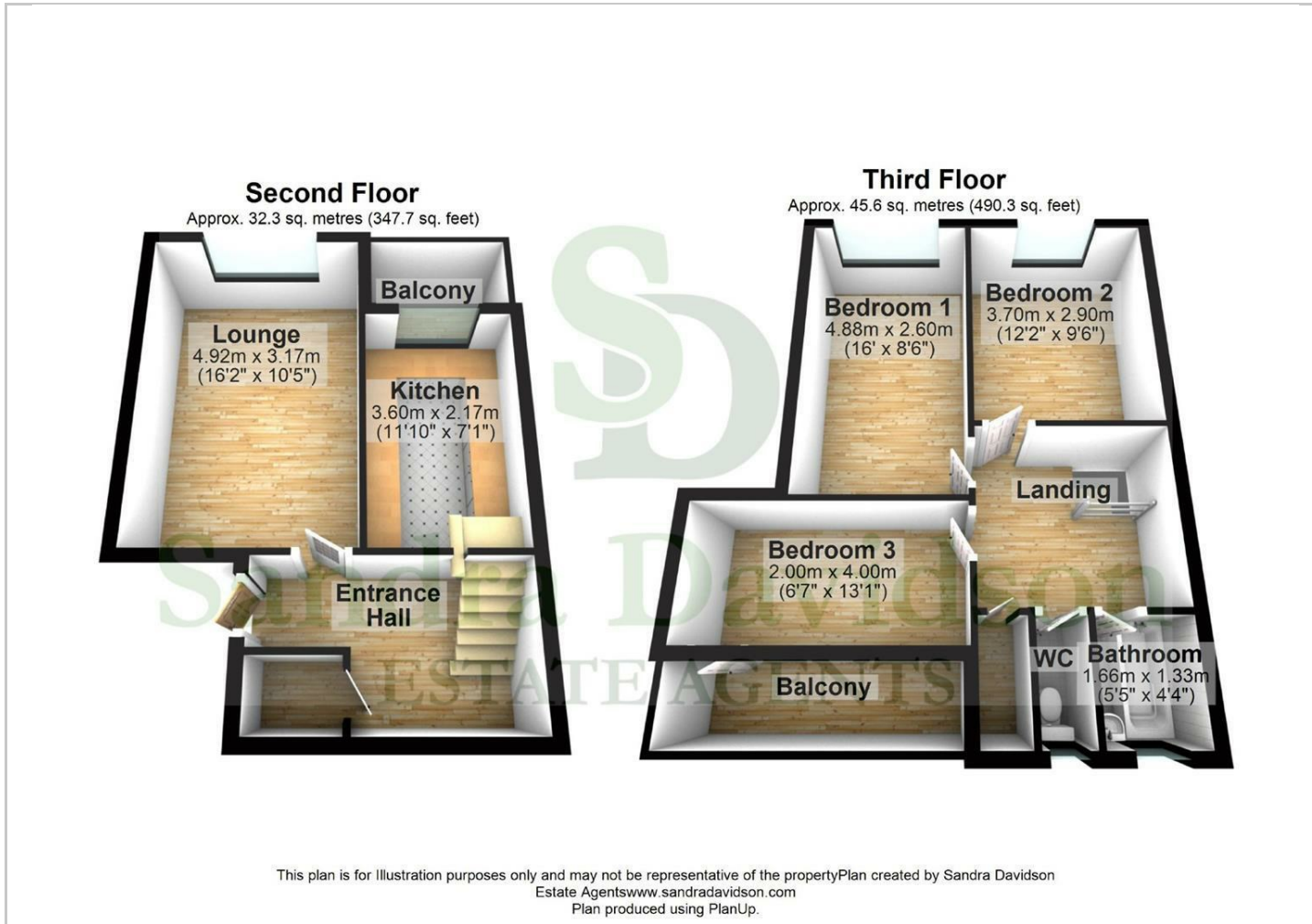
Circa 90 Year Lease Remaining

AGENT'S NOTE

Please note that no services or appliances have been tested by Sandra Davidson Estate Agents



Floor Plans



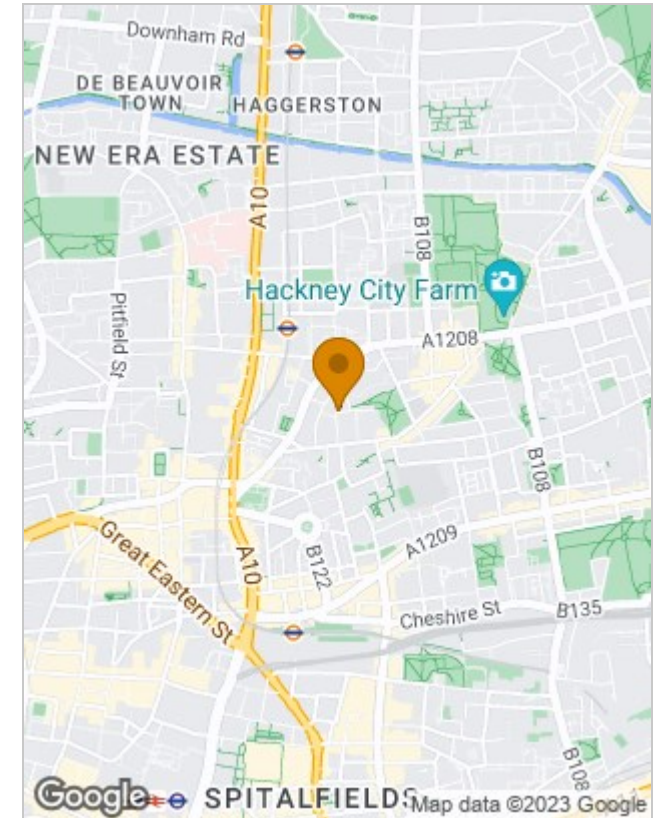
Viewing

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

