



14 Albany Road, London, E10 7EW

Guide Price £225,000



CHESSINGTON

MANSIONS



14 Albany Road

London, E10 7EW

Local Authority: Waltham Forest
Tax Band: A

- EPC RATING: 72C
- INVESTMENT OPPORTUNITY
- SEPARATE KITCHEN
- SEPARATE KITCHEN & LOUNGE
- GUIDE PRICE £225,000 to £250,000
- ONE BEDROOM MAISONETTE
- LONG LEASE
- CALL NOW on 02085510211 to VIEW!!

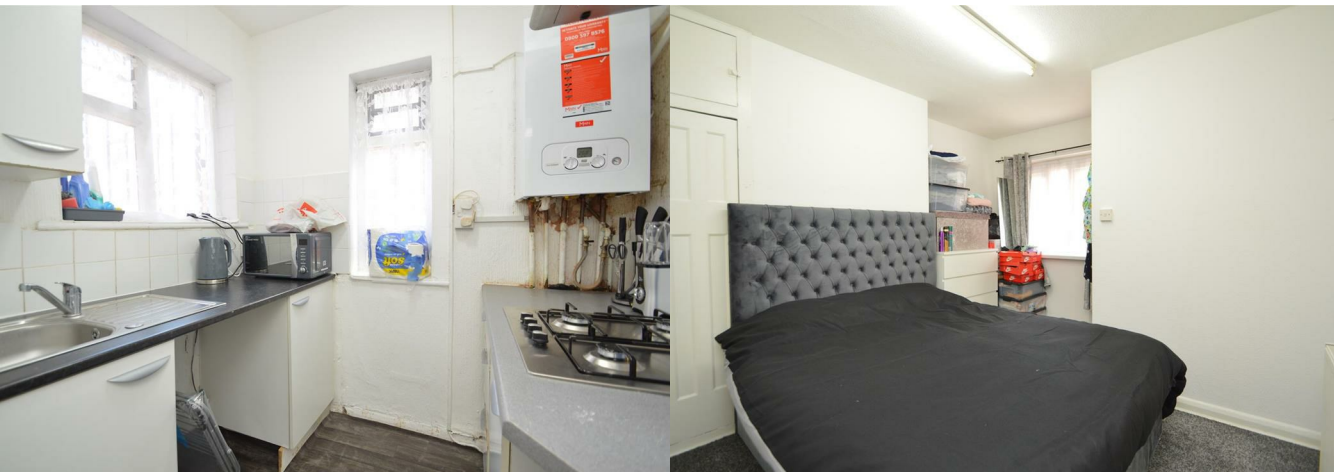
****INVESTORS AND CASH BUYERS ONLY****

***** SOLD WITH TENANTS*****

***** Guide Price £225,000 to £240,000 *****

Sandra Davidson Estate Agents are pleased to offer FOR SALE a one bedroom GROUND FLOOR MAISONETTE on a popular turning off of LEA BRIDGE ROAD and its many shops and amenities. The property has been maintained to a very high standard and features; Lounge, Double Bedroom and Separate Kitchen/Diner and Bathroom. Externally, the property benefits from use OF A SHARED COURTYARD. The property is within walking distance to Lea Bridge Overground station and Leyton Midland.

The property is offered with a LONG LEASE, can only be appreciated by internal inspection and comprises:



Guide Price £225,000



ENTRANCE

Via own front door into porch with fitted carpet, doors to:

LOUNGE

14'0" x 9'10" (4.27m x 3.00m)

Double glazed window to front, radiator, fitted carpet, light, door to lobby

LOBBY

Fitted carpet, light, door to Reception, further door to Bedroom One, door to:

KITCHEN

5'10" x 6'7" (1.77m x 2.00m)

Fitted wall and base units, work surface, one bowl sink with drainer, four ring gas hob with extractor over, wall mounted boiler, vinyl flooring, light, single glazed window to rear and flank

BEDROOM ONE

11'5" x 11'2" (3.47m x 3.40m)

Double glazed window to front, radiator, fitted carpet, light, fitted cupboard



BATHROOM

Suite comprising; Bathtub with power shower over, low level WC, hand wash basin, extractor fan, light, single glazed window to rear,

ADDITIONAL INFORMATION

EPC 72C

Local Authority: Waltham Forest

Council Tax Band: A

Annual Service Charge: £1710.84 (Payable as £855.42 every 6 months)

Annual Ground Rent: £250

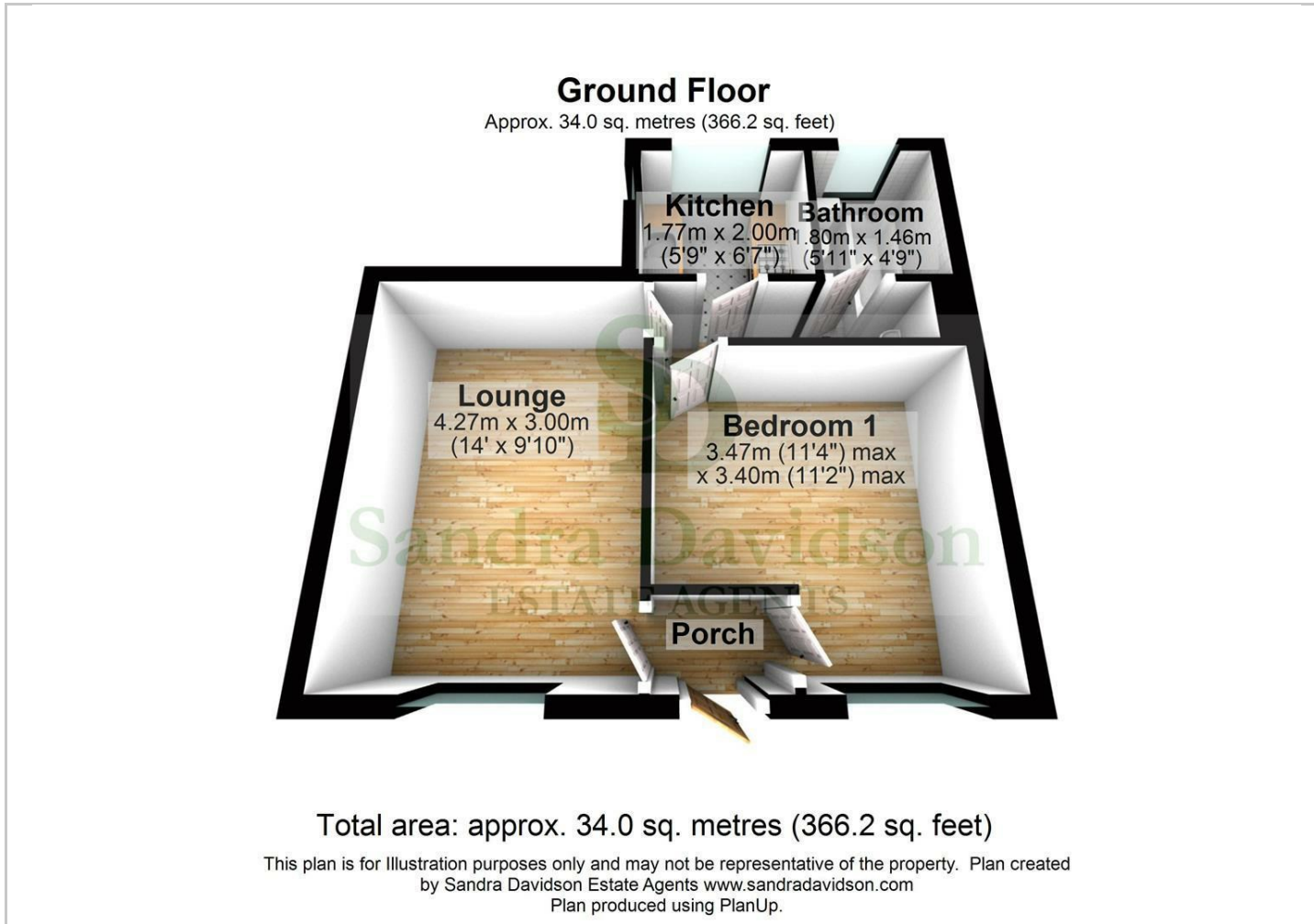
118 Year Lease Remaining

AGENTS NOTE

Lease Length Remaining: 118 years



Floor Plans



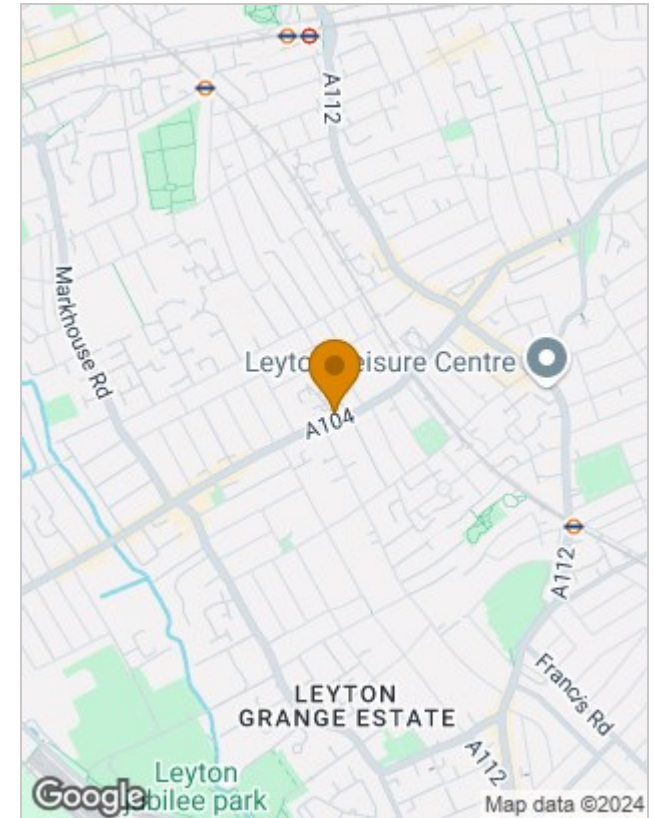
Viewing

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.

10 Roding Lane South, Essex, IG4 5NX
Tel: 020 8551 0211 Email: redbridge@sandradavidson.com <https://www.sandradavidson.com>

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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	