



Piper Way

, Seven Kings, IG1 4FE

£200,000

Redbridge

B



Sandra Davidson Estate Agents are pleased to present this purpose built one bedroom second floor flat in Seven Kings. This property can be located as soon you turn into the modern development. It is located within walking distance of Seven Kings Station (Elizabeth Line - Zone 4 - Crossrail). The accommodation comprises; onebedrooms, spacious lounge open to the kitchen, family bathroom with combined w.c. The property benefits from double glazing and gas central heating. Viewings are highly recommended.



ENTRANCE

Via second floor.
Security phone.

LOUNGE 15'5" x 11'0" (4.70 x 3.35)

Double glazed window to side. Wood style laminated flooring.
Radiator. Open plan to kitchen.

KITCHEN 11'1" x 6'11" (3.39 x 2.10)

Range of wall and base units. Gas cooker with extractor above. Single bowl drainer sink unit. Plumbing for washing machine. Double glazed window to side. Open plan to the lounge.

BEDROOM 12'2" x 11'3" (3.70 x 3.42)

Double glazed window to front. Carpeted flooring. Radiator.

BATHROOM 7'3" x 6'4" (2.23m x 1.95m)

Suite comprising: panelled bath, wash hand basin and low flush w.c. Double glazed window to rear.

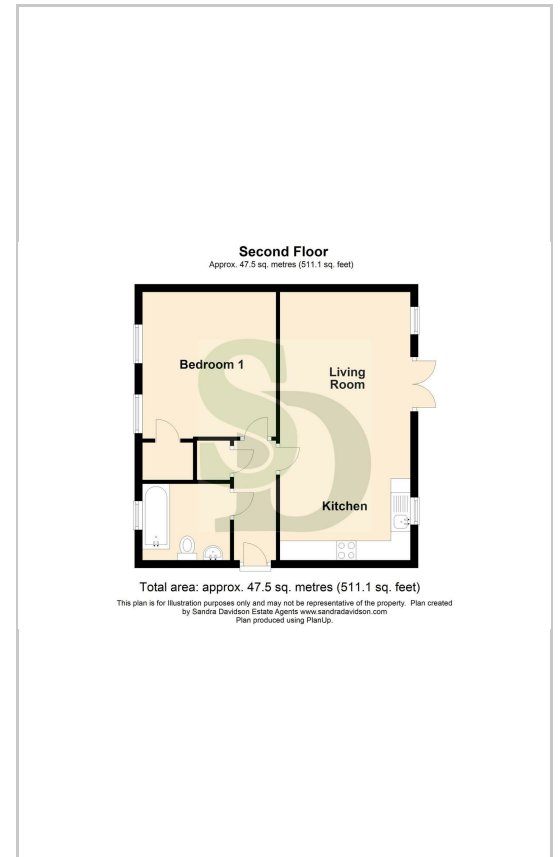
AGENTS NOTE

No services or appliances have been tested by Sandra Davidson Estate Agents.

Area Map



Floor Plans



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 81 | 81 |
| (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 | |

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.

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