



Piper Way

, Seven Kings, IG1 4FE

£190,000

Redbridge

B



We are acting in the sale of the above property and have received an offer of £ 182,500 on the above property.
Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place
The Energy Performance Certificate Rating is 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.

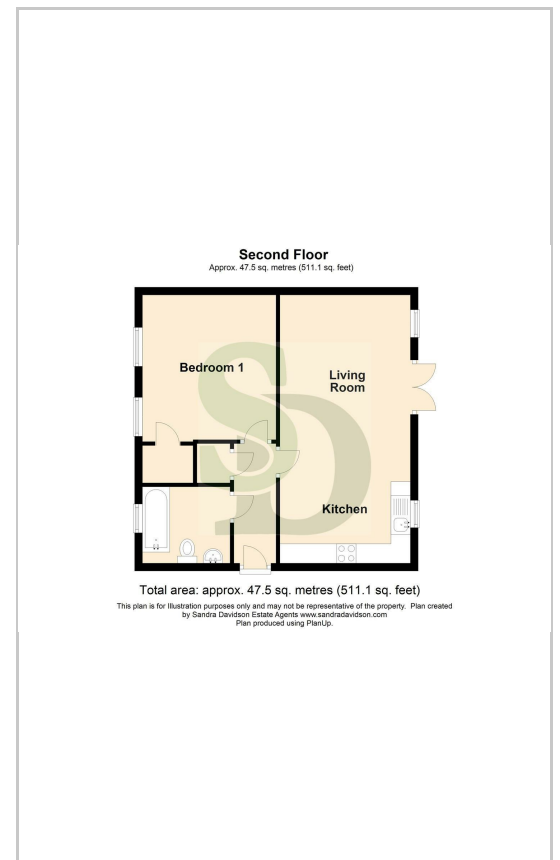
AGENTS NOTE

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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