



Reservoir Way, Hainault,, IG6 3FH

Asking Price £325,000

- Lease 241 years remaining / Service Charge £1820.00pa / Ground Rent £500pa
- Modern Throughout
- Private Balcony
- Commuters Dream
- Two Double Bedrooms
- Close Proximity To Hainault Forest
- Allocated Parking

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Welcome to this charming top floor apartment located on Reservoir Way. This modern property boasts two double bedrooms, ideal for a small family or professionals looking for extra space.

As you step inside, you are greeted by a larger than average entrance hall, offering ample storage and natural light, large open planned reception room, and kitchen perfect for relaxing after a long day. There are large double doors leading out onto the very private generously sized balcony, perfect for the sunny evenings.

One of the highlights of this apartment is its proximity to the stunning Hainault Forest, offering a tranquil escape from the hustle and bustle of city life. Additionally, the allocated parking space ensures convenience for those with vehicles, making commuting a breeze.

Built 8 years ago, this property exudes contemporary charm and style, with a modern touch that is sure to impress. Whether you are looking for a new home or a savvy investment opportunity, this flat is a must-see.

Don't miss out on the chance to own a piece of this vibrant community in a prime location that offers both comfort and convenience. Book a viewing today and envision the possibilities that this lovely flat on Reservoir Way has to offer.

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Council Tax Band: C



Kitchen, Lounge & Dining
22'11" x 11'8"

Bedroom One
15'5" x 10'6"

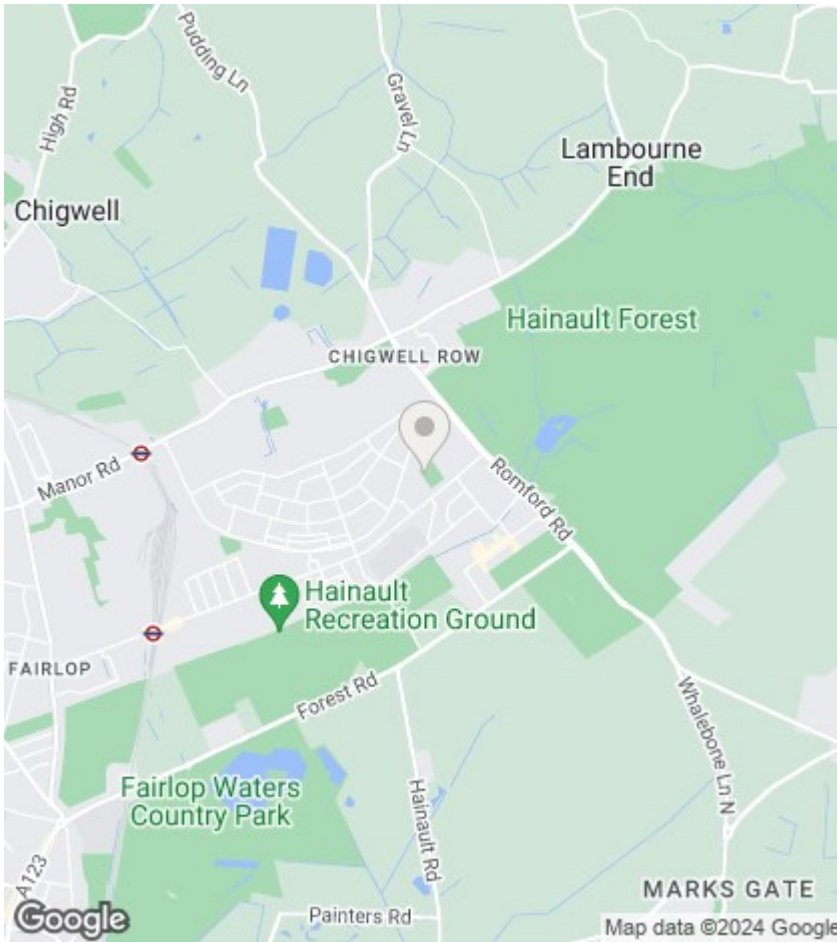
Ensuite Shower Room
5'8" x 5'8"


Bedroom Two
15'5" x 10'6"

Bathroom
8'1" x 5'6"

Large Hallway

Balcony
12'5" x 4'11"



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

EPC Rating

A

Council Tax Band

C

Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

Second Floor

Approx. 69.0 sq. metres (742.5 sq. feet)

