



GRIFFIN  
THE PROPERTY PEOPLE



## Lambs Lane South

, Rainham, RM13 9XH

Asking price £600,000

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, Rainham, RM13 9XH

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### Agency Information

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
5. Referral Fees - Please note a referral fee of up to £400.00 including VAT per transaction could be received from any referred solicitor upon completion.

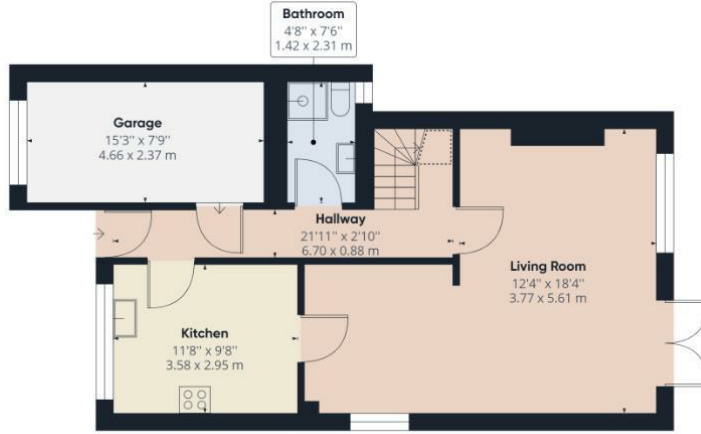
### Continued

- 5: Griffin has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Griffin has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

### Important Information

Tenure: Freehold  
Council Tax Band: E (Vendor Advised 2022 - 2023)  
Council: London Borough Of Havering  
Conservation Area: No  
No Annual Service Charge - (Vendor Advised)





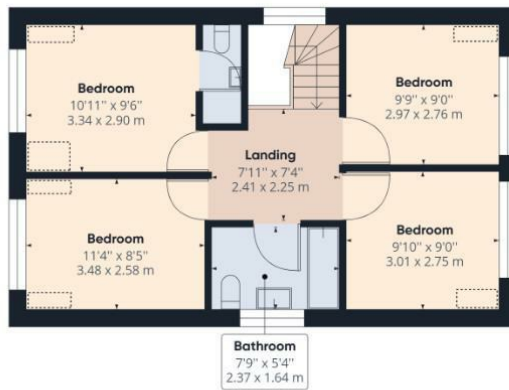
Floor 0 Building 1

Approximate total area<sup>(1)</sup>

1191.04 ft<sup>2</sup>  
110.65 m<sup>2</sup>

Reduced headroom

34.58 ft<sup>2</sup>  
3.21 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

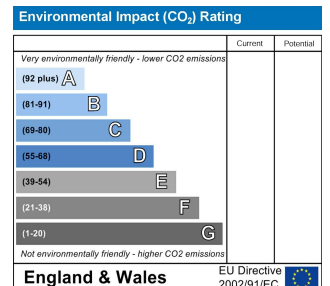
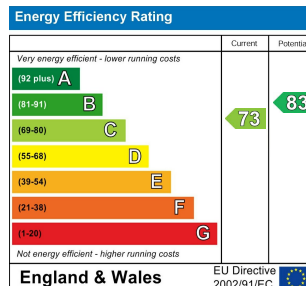
Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Viewing

Please contact our Hornchurch Office on 01708 323333 if you wish to arrange a viewing appointment for this property or require further information.



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.