

# Hammonds



## Flat 403 Gooch House, 2 Telcon Way, London, SE10 0XJ

£425,000

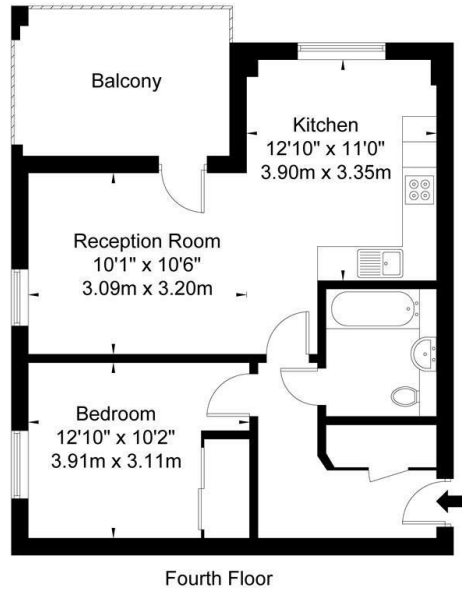
- Service Charge: £1850 pa
- Modern Apartment
- Close to Travel Links
- EWS1 Compliant
- Ground Rent: £300 pa
- Spacious Flat
- Close to Amenities
- Lease: 120 years
- Double Bedroom
- Large Balcony

57 Bow Rd, London, E3 2AD  
02089802226

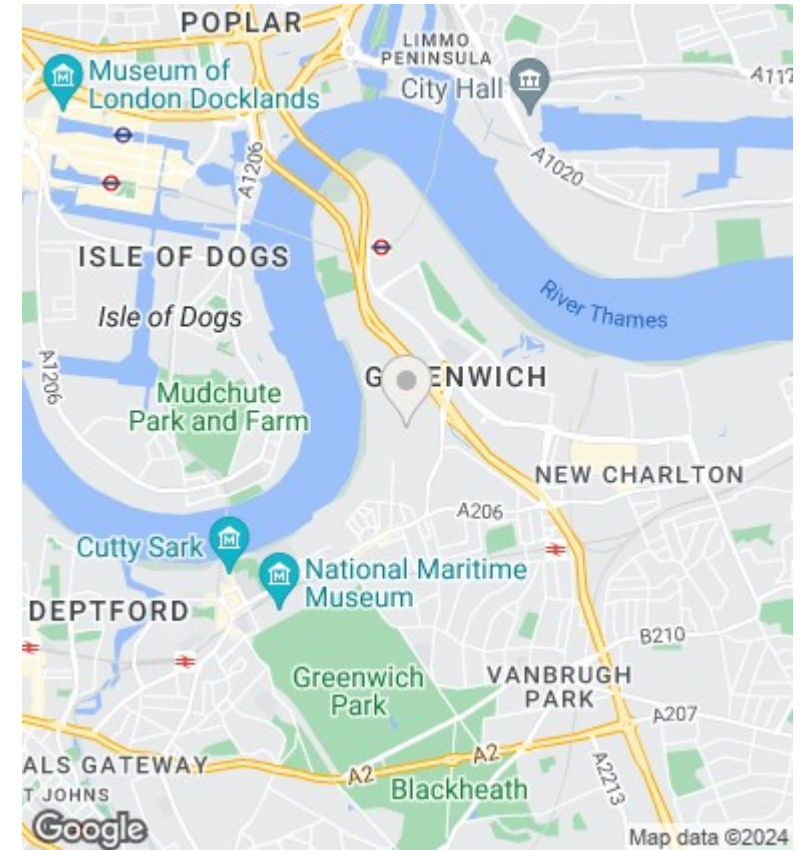
[sales@hammonds-estates.co.uk](mailto:sales@hammonds-estates.co.uk)  
[www.hammonds-estates.co.uk](http://www.hammonds-estates.co.uk)

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Approx Gross Internal Area = 53.1 sq m / 571 sq ft



Ref Copyright **BLEU PLAN**  
The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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### Directions

### Viewings

Viewings by arrangement only. Call 02089802226 to make an appointment.

### Council Tax Band

C

### EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	