

# Lawson Road EN3

Asking Price £285,000

## LEASEHOLD

 3 BEDROOMS

 1 BATHROOMS

 2 RECEPTIONS

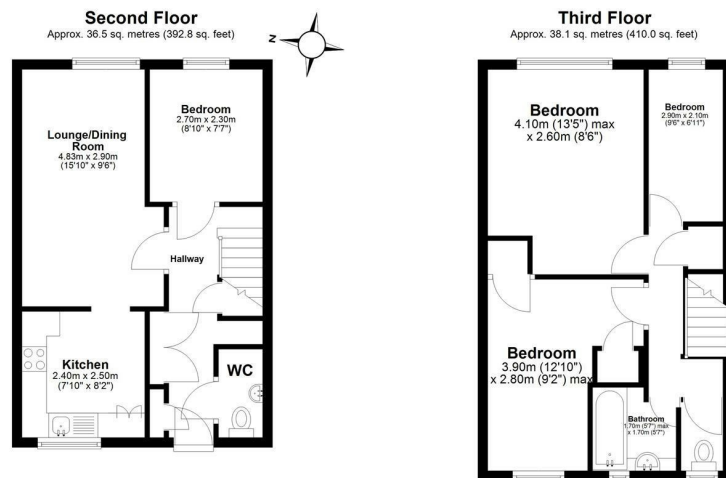
## Details

- LEASE: NEWLY EXTENDED LEASE ON COMPLETION (170 YEARS)
- SERVICE CHARGE: £1000 PER ANNUM
- GROUND RENT: PEPPERCORN
- THREE/FOUR BEDROOMS
- ONE/TWO RECEPTIONS
- EX-LOCAL AUTHORITY
- SECOND AND THIRD FLOOR
- SEPARATE CLOAKROOM

EPC RATING: 63 (D)  
COUNCIL TAX: B

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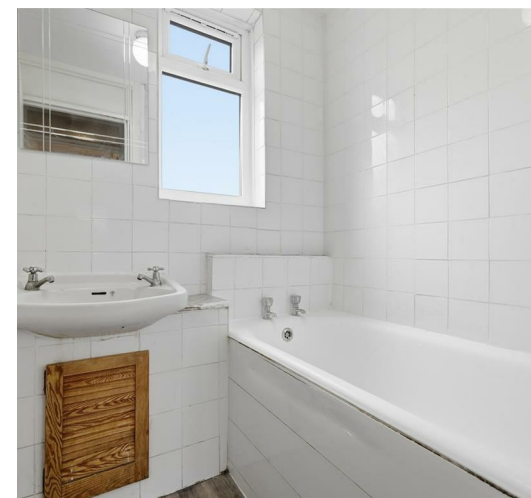


Total area: approx. 74.6 sq. metres (802.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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**Lawson Road**



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## Contact Us

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All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon Information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.

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