

FREEHOLD



Flat

NAPIER ROAD LONDON, E6 2SF

Asking price

£275,000



FEATURES

- Freehold
- End-of-terrace house
- First-floor flat
- Generous size: just under 700 sq. ft.
- Conveniently located near local amenities
- Well-connected transport links



2 Bedroom Flat located in London

Lounge and Kitchen-

15'11" x 11'9"

A cosy open-plan kitchen and lounge, offering a practical layout ideal for everyday living. The kitchen provides ample storage and workspace, while the lounge area benefits from generous natural light and a comfortable atmosphere. The connected design enhances the sense of space, making it perfect for relaxing or casual entertaining.

Bedroom 1-

16'4" x 10'8"

The master bedroom is generously sized, offering a peaceful retreat. It features ample space for a double bed and additional furniture, with large windows allowing for plenty of natural light. The room is designed for comfort, with a cosy yet airy feel, making it the perfect sanctuary at the end of the day.

Bedroom 2-

11'5" x 10'9"

This double bedroom offers a comfortable and versatile space, easily accommodating a double bed and essential furnishings. Bright and airy, the room benefits from natural light, creating a welcoming and relaxing atmosphere. Ideal for use as a main bedroom or guest room.

Bathroom-

6'2" x 5'10"

The bathroom is well-appointed with essential fixtures, including a bathtub with shower, a washbasin, and a WC. The space is practical and easy to maintain, offering everything needed for daily routines in a clean and tidy setting.

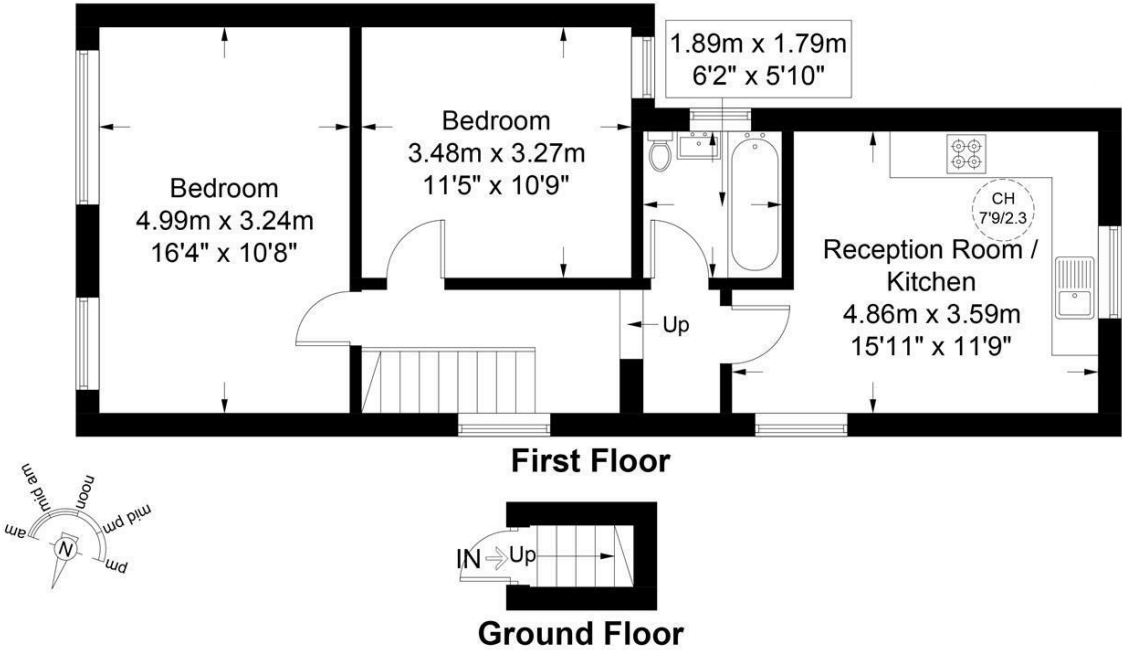


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Council Tax Band
B

Napier Road, E6 **Approximate Gross Internal Area = 622 sq ft / 57.8 sq m**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

