

LEASEHOLD



Flat - Purpose Built

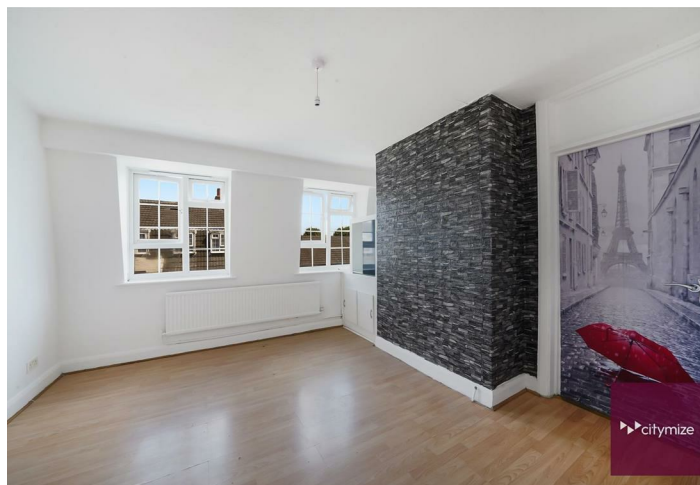
NEWPORT AVENUE LONDON E13

Asking price

£275,000

FEATURES

- No onward chain
- Approx. 54.9 sq m (591 sq ft)
- 100-year lease remaining
- Secure entry
- Newly decorated, in good condition
- Two bedrooms
- Gas central heating
- Communal garden



citymize

2 Bedroom Flat - Purpose Built located in London

Reception Room

14'9" x 12'2"

This bright and spacious room offers ample space for both relaxation and dining. Two large windows allow plenty of natural light to flood in, while a feature wall with a stone-effect finish adds character to the space. The room benefits from laminate flooring and is presented in good condition.

Kitchen

9'11" x 8'9"

The kitchen features fitted light wood-effect base and wall units with a matching worktop. It includes an integrated oven and a gas hob with extractor hood. The laminate flooring offers a practical and easy-to-maintain surface.

Bedroom 1

11'5" x 9'8"

This is a spacious double bedroom, offering ample room for furnishings. It is bright and airy, with a window allowing plenty of natural light, and benefits from practical laminate flooring throughout. The room is presented in good condition and ready for immediate use.

Bedroom 2

13'3" x 9'8"

This spacious master bedroom offers generous space for furnishings.

Bright and welcoming, it features a window that provides plenty of natural light and benefits from practical laminate flooring throughout. Presented in good order, the room offers versatile and comfortable accommodation.

Bathroom

7'9" x 6'4"

The bathroom is well-proportioned and features a classic white suite comprising a bathtub with overhead shower, pedestal wash basin, and low-level WC. A large, multi-pane window allows for natural light and ventilation, while the half-tiled black walls add a striking contrast to the white fixtures. The tiled flooring offers a practical and easy-to-maintain surface.



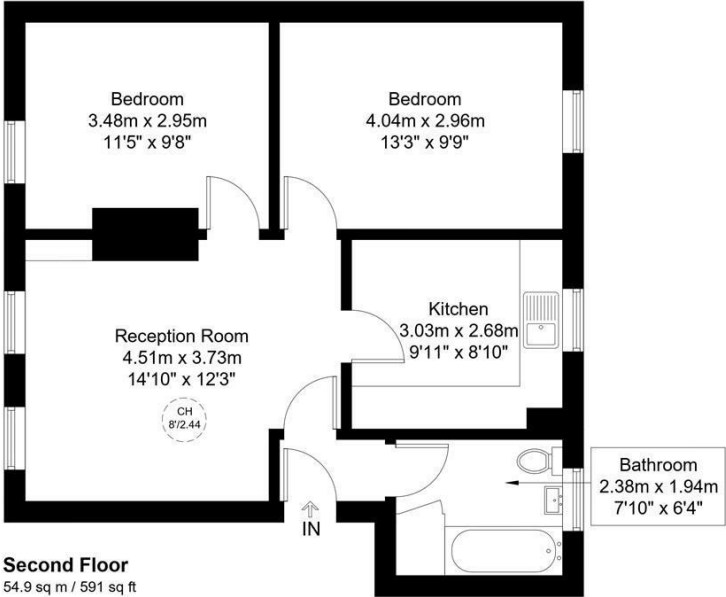
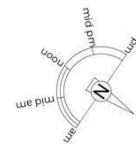
CITYMIZE | 208 HIGH ROAD, ROMFORD, LONDON, RM6 6LS

Call us on
02081 501577
Sales@citymize.com
citymize.com

Newport Avenue, E13

Approximate Gross Internal Area = 54.9 sq m / 591 sq ft

Council Tax Band
B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors and the Total Gross Internal Area (GIA), are approximate. Maximum widths and lengths are represented on the floor plan. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.
Copyright © BLEUPLAN



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.

