



# For Sale

## Maisonette

Carroll Close | London | E15

Asking Price £370,000 | Leasehold

1 Reception | 3 Bedroom | 2 Bathroom

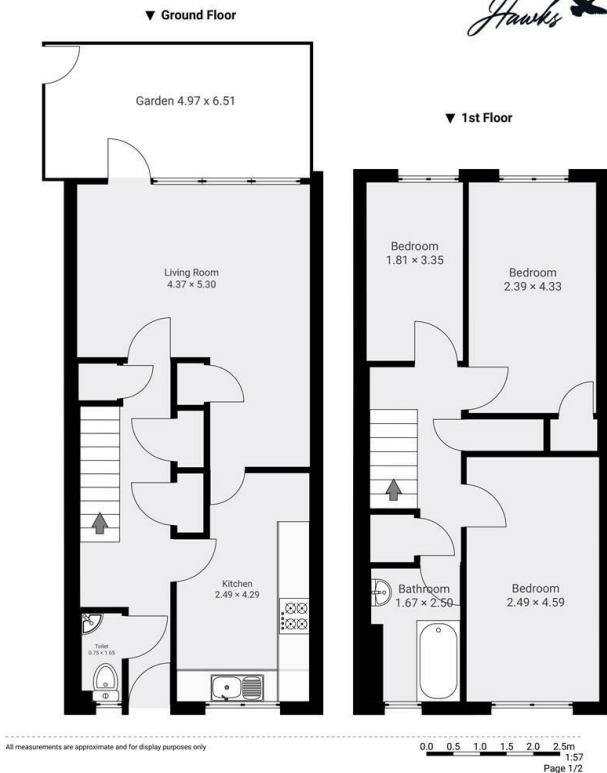
- THREE Bedroom Maisonette
- Spacious Lounge with a Separate Kitchen
- Private Rear Garden
- Low Ground Rent & Service Charges
- Shopping Amenities within close proximity
- Excellent Transport Links
- Leasehold | Chain Free
- London Borough of Newham | Band C
- EPC | C

FREEDOM TO MOVE





Carroll Close, London, E15  
TOTAL AREA: 90.78 m<sup>2</sup> - 977 ft<sup>2</sup>



### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: 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 solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

Hawks Estate Agents are Presenting this Charming Ground Floor Split Level Maisonette Ideal For a First Time Buyer Or A Buy To Let Landlord Wanting To Add To Their Portfolio!

This spacious ex-local authority Maisonette boasting 931 sq ft is ideally located within close proximity to Maryland Station, Stratford town centre and shopping facilities from the ever so popular Westfield Shopping Centre.

The ground floor consists of a well sized, modern-style fitted kitchen with separate living/dining room as well as a separate bathroom/WC conveniently located off the hallway.

Upstairs offers THREE bright well sized bedrooms and a large family bathroom. The property offers its OWN PRIVATE rear garden with convenient gate access - perfect for spending time with your family and simply relaxing after a busy day in the city. Ample storage within the property, double glazing and gas central heating are other key factors offered to be considered.

Ground Rent: £115 p.a  
Lease Remaining: 98 years

The location boasts convenience with easy access to amenities, transport links, and nearby green spaces, making it an ideal choice for a vibrant and comfortable lifestyle.

Don't miss the opportunity to make this maisonette your new home!

Please call us to arrange a viewing!



*Hawks*

Hawks  
71 - 73 West Ham Lane, London, E15 4PH  
T: 0203 002 6769  
E: stratford@hawksproperty.com

