

TOTAL FLOOR AREA - 699 sq. ft. (64.6 sq. m.)
 TOTAL GROUND FLOOR AREA - 699 sq. ft. (64.6 sq. m.)
 TOTAL FIRST FLOOR AREA - 699 sq. ft. (64.6 sq. m.)
 TOTAL SECOND FLOOR AREA - 699 sq. ft. (64.6 sq. m.)
 TOTAL THIRD FLOOR AREA - 699 sq. ft. (64.6 sq. m.)
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 TOTAL TENTH FLOOR AREA - 699 sq. ft. (64.6 sq. m.)
 TOTAL ELEVENTH FLOOR AREA - 699 sq. ft. (64.6 sq. m.)
 TOTAL TWELFTH FLOOR AREA - 699 sq. ft. (64.6 sq. m.)
 TOTAL THIRTEENTH FLOOR AREA - 699 sq. ft. (64.6 sq. m.)
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 TOTAL HUNDRETH FLOOR AREA - 699 sq. ft. (64.6 sq. m.)

Kurtis Property are delighted to present this well-located one-bedroom ground floor flat, perfect for first-time buyers or investors. Situated close to local shops and excellent transport links, this property offers both convenience and comfort.

The flat features a spacious lounge, a fitted kitchen, double glazing, and a private rear garden, providing a peaceful outdoor space.

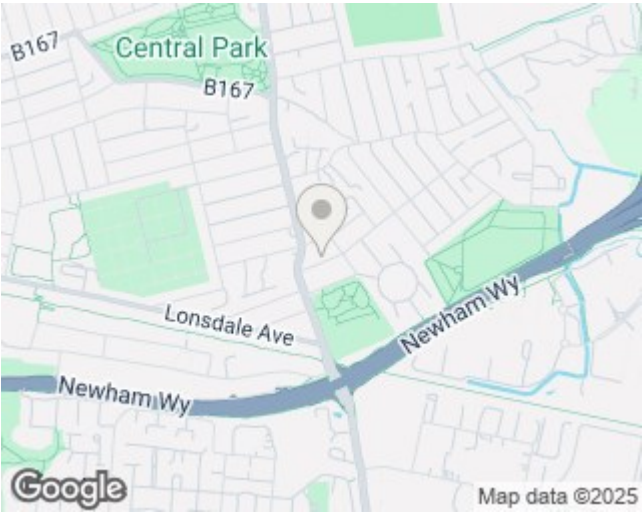
With great potential and an excellent location, this is an opportunity not to be missed. Early viewing is highly recommended!

COUNCIL TAX BAND B
 EPC AWAITED
 99 YEARS REMAINING ON LEASE
 GROUND RENT £10PA
 SERVICE CHARGE £700PA

OWN ENTRANCE
 Glazed hardwood door to hall.

HALLWAY
 Radiator, storage cupboard, dado rail, door to,

LOUNGE
 4.04 x 3.10 at widest point (13'3" x 10'2" at widest point)
 Double glazed bay window to front elevation, feature fireplace, radiator, coving to ceiling.



BEDROOM
 3.33 x 3.12 at widest point (10'11" x 10'3" at widest point)
 Double glazed window to rear elevation, radiator.

KITCHEN
 2.90 x 2.62 (9'6" x 8'7")
 Range of eye and base level units, stainless steel sink and drainer unit, space for washing machine, built in storage cupboard housing boiler, radiator, window to side elevation, door giving access to garden.

BATHROOM
 Panel bath with mixer taps and shower attachment, low level W/C, pedestal wash hand basin, part tiled walls, window to rear elevation, built in cupboard housing water tank.

GARDEN
 Approx 22 feet, mostly paved, outside w/c (not used), shed to rear.

Additional Information
 Council Tax Band B
 Local Authority Newham
 EPC TBC
 125 year lease from 13th September 1999, therefore 99 years remaining

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

- One Double Bedroom
- Ground Floor Maisonette
- Gas Central Heating
- Double Glazing
- Convenient For Amenities
- Own Rear Garden
- 99 Years Remaining on Lease
- Council Tax Band B
- EPC Awaited
- Contact us now!