



Dersingham Avenue, London, E12

Guide Price £190,000



- No onward chain
- Located just 0.7 miles of East Ham train station
- Two good size bedrooms
- Lovely size lounge/diner
- Kitchen
- Bathroom
- Property is in need of some cosmetic works



Colubrid Estate Agents are pleased to present to the market this spacious two bedroom first floor flat located just 0.7 miles to East Ham train station with the added benefit of no onward chain. The property is a good size but requires some cosmetic works. Accommodation boasts an entrance hallway, landing, large lounge/diner, kitchen, bathroom and two bedrooms. Guide Price- £190,000-£220,000

Enter the building via door to front aspect. Entrance hall commences with stairs leading to accommodation. First floor landing is home to all rooms. Storage cupboard and loft access. Lounge 15'0 x 13'8 overlooks the front aspect. Bay window. Kitchen 9'7 x 4'6 wall and base mounted units. hob, oven, space for other appliances. Bedroom one 12'1 max x 8'9 window to rear. Bedroom two 9'6 x 5'8 window to rear. Bathroom white panel bath, wash hand basin and low level wc.

Further Details:

Length of lease: Approximately 81 year lease.
Ground Rent: £600.00 per annum
Service Charge: £900.00 per annum including building insurance.
Council Tax Band: B
Local Authority: Newham

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



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Local Life

The London Borough of Newham is a London borough created in 1965 by the London Government Act 1963. It covers an area previously administered by the Essex county boroughs of West Ham and East Ham



