



## Rivenhall Gardens, London

Offers Over £385,000



- Fantastic size
- Two bedroom ground floor flat
- Long lease
- Popular area
- Lovely size lounge with modern kitchen
- Three piece wet room
- Brick built shed
- Own rear garden



**Fantastic size two bedroom ground floor flat with long lease and own rear garden. Located within popular area. Accommodation boasts entrance hall, modern kitchen, lounge, two good size bedrooms and three piece wet room. Externally the property has own rear garden with seating area and brick built storage shed.**

Enter the property with secure intercom entry. Impressive entrance hall gives access to all rooms. Storage cupboard.  
Main bedroom 13'9 x 10'1 double glazed window.  
Bedroom two 13'1 x 10'0 double glazed window.  
Wet room comprises walk in shower fitted with "Rainfall" shower, wash hand basin and low level wc. Tiled.  
Lounge 14'9 x 10'9 gives external access to garden. Double glazed window. Wooden style flooring. Coved ceiling.  
Modern kitchen/diner 12'6 x 9'3 range of high gloss wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer with swan neck mixer tap. Space for appliances. Gas hob, electric oven, extractor fan, built in microwave and dishwasher to remain. Tiling to splash backs. Wooden style flooring. The property also has a utility cupboard.

Externally the property has a paved garden with brick built shed. Brick built BBQ area.

Council Tax Band: C  
Local Authority: Redbridge

Further Details:  
Lease Length Approximately 100 years

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.

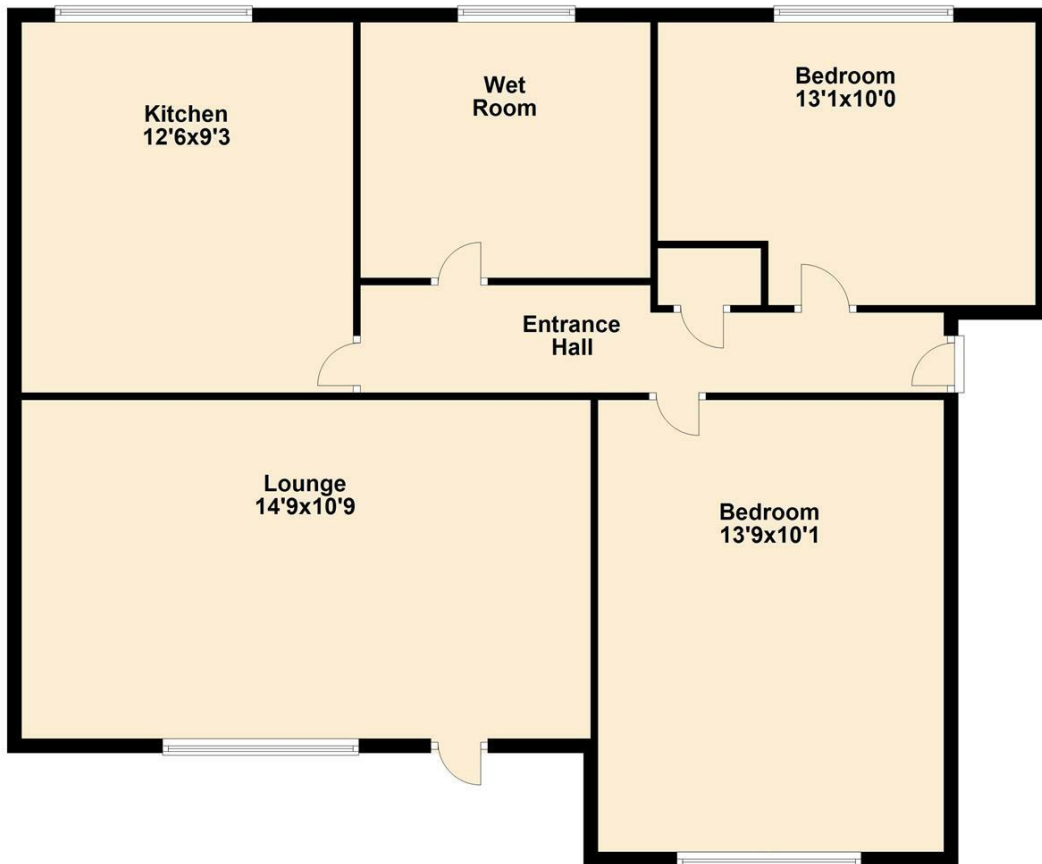


# Local Life

Closest railway station is Snaresbrook Station. The station is the terminus of the Edgware branch of the Northern line and the next station towards central London is Burnt Oak



Ground Floor







[Colubrid.co.uk](http://Colubrid.co.uk)