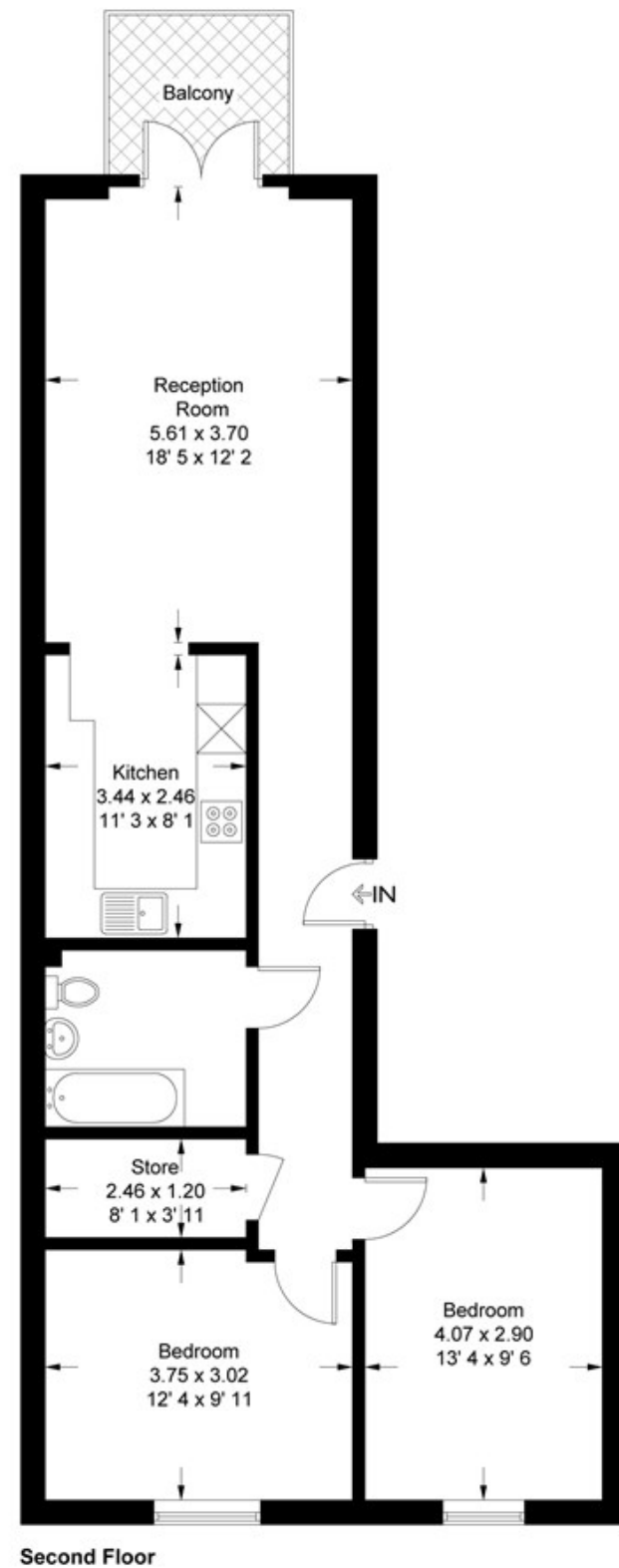


## Adler Court

Approximate Gross Internal Area = 777 sq ft / 72.2 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



### Adler Court, Earlham Grove, Forest Gate

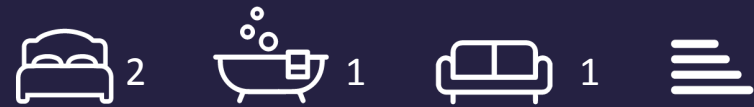
Offers In Excess Of £390,000 Leasehold

- Purpose built apartment
- Two double bedrooms
- Huge 30 foot kitchen/lounge/diner
- Private balcony and communal garden
- 0.4 Miles from The Elizabeth Line
- Second floor
- Dressing area
- Stunning shaker style kitchen
- Allocated gated parking
- Close to parks and green space



# Adler Court, Earlham Grove, Forest Gate

Petty Son & Prestwich are pleased to offer to market this modern purpose built, second floor apartment benefitting from two double bedrooms, stunning kitchen, gated parking and large balcony.



Council Tax Band: C



Positioned on Earlham Grove, this beautiful apartment is positioned close to everything that makes Forest Gate such a popular area of East London. You are spoiled for choice when it comes to schooling with Earlham Primary School opposite the development (Ofsted Rated Outstanding) and St John's C of E Junior School and Odessa Infants School a short 0.3 miles away (Both Ofsted Rated Good). Forest Gate Station and The Elizabeth Line in addition to an eclectic array of eateries, shops and cafés located on Woodgate Road are accessible within minutes (0.4 miles) of the apartment, with an equally impressive choice of green open spaces, such as Forest Lane Park close by (0.3 Miles). Adler Court is one of many new developments springing up in Forest Gate, an exciting and quickly evolving area of East London. This second floor flat is part of a complex of modern apartments and houses that share beautiful communal grounds, which this home shares in addition to a private balcony and an allocated, gated parking space. Located on the second floor, this beautifully presented apartment offers a stunning open-plan kitchen/lounge/diner which combined span an impressive 30 feet in depth. The fabulous shaker style kitchen has been used to it's full potential with ceiling height wall cabinets and base cabinets providing ample storage alongside a range of appliances, combination mood lighting and breakfast bar for casual dining. The lounge/diner is beautifully bright, with double doors leading to a balcony overlooking the communal grounds. Both double bedrooms are a good size with the principal bedroom cleverly utilising the large neighbouring cupboard as a walk in wardrobe. The family bathroom is, like the rest of the apartment, spacious and modern with both a bath and shower facilities.

EPC Rating: B83

Council Tax Band: C

Lease Information: 125 years from 1 January 2017 (117 years currently remain)

Service Charge: £1656.00 per annum (reviewed annually)

Ground Rent: £350.00 per annum

## RECEPTION ROOM

18'5" x 12'2"

## KITCHEN

11'3" x 8'1"

## BEDROOM ONE

13'4" x 9'6"

## BEDROOM TWO

12'4" x 9'11"

## STORE

8'1" x 3'11"