



**Gough Walk, London, , E14 6HN**  
**£335,000**

GUIDE PRICE £335,000 - £355,000 Elms Estates are Hugely Excited to be able to offer For Sale this Amazing Two Bedroom Apartment offering over 700 Sq Ft and offered to the market on a CHAIN FREE basis.

Gough Walk is situated within easy reach of Westferry DLR Station and the Multiple Bus Routes routes in to the city, West End and beyond. For car drivers the is also very easy access to the A13 and A12 Dual Carriageways.

The property offers spacious living accommodation with a good size reception, Spacious separate kitchen and two double bedrooms, also benefitting from double glazing and gas central heating. The property is offered to the market on a CHAIN FREE basis.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants. Early viewing is recommended.



### Reception Room

13'9" x 13'1" (4.2 x 4.0)

### Kitchen

13'5" x 8'10" (4.1 x 2.7)

### Bedroom One

12'1" x 10'5" (3.7 x 3.2)

### Bedroom Two

12'5" x 8'10" (3.8 x 2.7)

### Bathroom

### Separate W/c

### Material Information

Tenure: Leasehold

Length Of Lease: Approx 84 Years remaining

Annual Ground Rent: £10.00 Per year

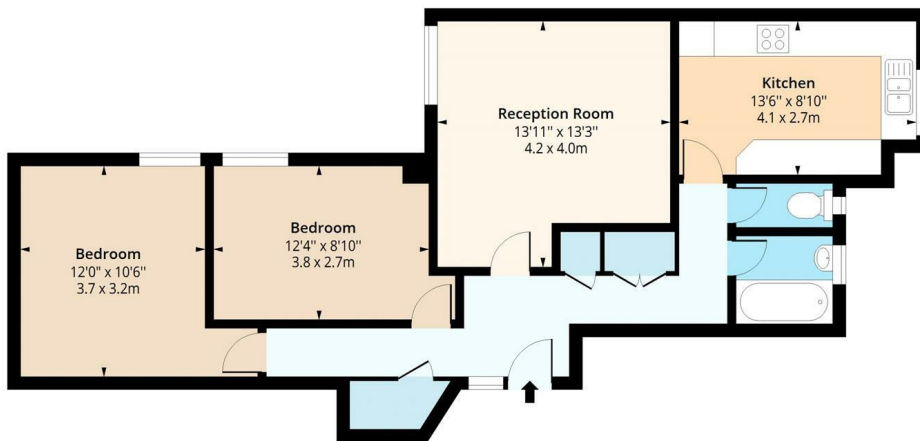
Annual Service Charge: £1,650.80 Per Year

Council Tax Band: C



### Gough Walk, E14

Approx. Gross Internal Area 748 Sq Ft - 69.49 Sq M



### Second Floor

Floor Area 748 Sq Ft - 69.49 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (92 plus)		Very environmentally friendly - lower CO <sub>2</sub> emissions A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	74	EU Directive 2002/91/EC	