



Vinyard Studios, Shaftesbury Road, Forest Gate, E7

Offers Over £315,000

- 1 Bedroom Apartment
- Close to Upton Park Station
- Lots Of Natural Light
- Warehouse Convesion
- 533 Square Feet
- 1st Floor
- Chain Free

Vinyard Studios, Shaftesbury Road, Forest Gate, E7

1 bedroom apartment set within a warehouse conversion.



Council Tax Band: C



Spread over 533 square feet is this 1 bedroom apartment set within a warehouse conversion on the borders of Forest Gate and East Ham.

The property 1st floor and features an open plan kitchen to reception room, modern fitted bathroom and double bedroom.

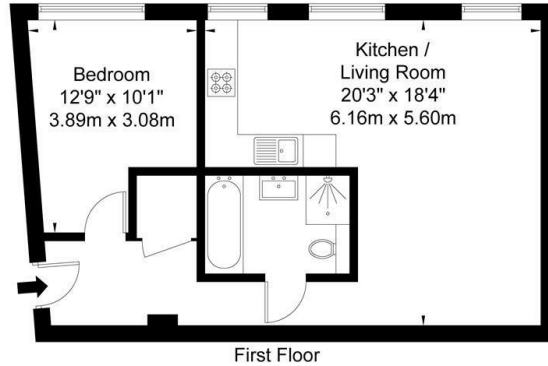
There are large windows giving an abundance of natural light, wood flooring, gas central heating and entry phone system.

Upton Park Station is close by giving easy access to the City as well as a number of bus routes giving easy access to Forest Gate and Stratford Stations.

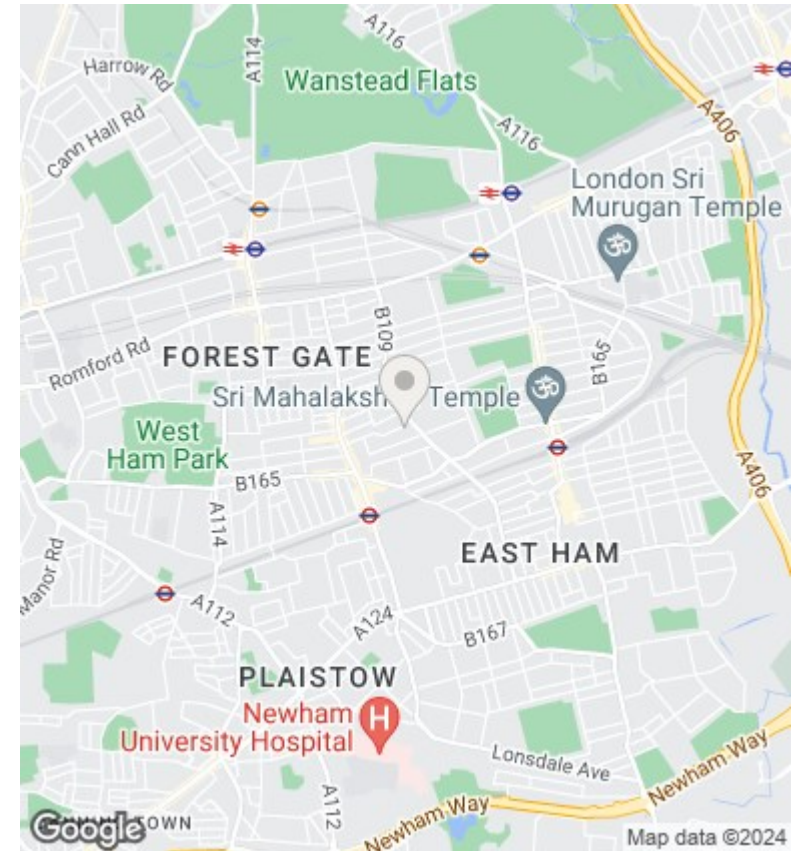
Leasehold: 105 years remaining
Service Charge: £2124 per annum
Ground Rent: £125 per annum
Council Tax: Band C

Vineyard Studios, Shaftesbury Road, E7 8PY

Approx Gross Internal Area = 51.4 sq m / 553 sq ft



Ref Copyright **BLEU PLAN**
The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Directions

Viewings

Viewings by arrangement only. Call 0207 739 6969 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	76	78
(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	