



Tristram Close

Approximate Gross Internal Area
Total = 82.1 sq m / 884 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Directions

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**3 Bed
Apartment
located in**



7 Tristram Close

London
E17 2SD

Offers in excess of £375,000
Leasehold



Humphrey and Co Estates are pleased to present this three bedroom spacious bright and airy apartment.

This property comprises from entrance hall, large lounge / dining area, separate kitchen, bathroom with a separate WC and Three good side double bedrooms.

Other benefits includes ample storage space in and outside of the flat, gas central heating, double glazing and a communal garden.

The Current lease is 84 years which could be extended to 100 plus years, ground rent is £10 per year and service charge including building insurance is £1500 per year.

- Three Good Size Bedroom
- Spacious Lounge

