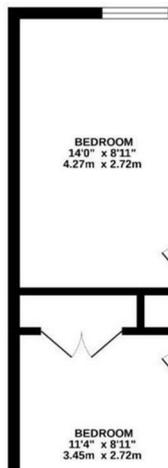
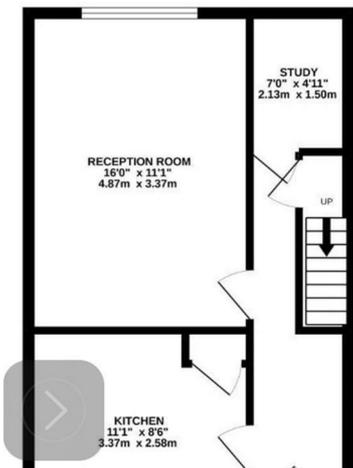


## Strafford Street , London E14 8LX

- Three-bedroom leasehold apartment
- Separate kitchen
- Spacious reception room
- Residential parking available

£399,950 Leasehold





## Location

## Full Description

The property provides well-proportioned living throughout and would suit a range of buyers including first-time purchasers, families or investors. The accommodation comprises a welcoming entrance hallway leading into a bright and spacious reception room, ideal for both relaxing and entertaining. The separate kitchen offers ample storage and workspace, with scope for modernisation to create a contemporary culinary space tailored to individual taste.

There are three good-sized bedrooms, all offering comfortable accommodation with flexibility for family living, guest space or home working. The bathroom is conveniently positioned and serves all bedrooms.

Externally, the development benefits from residential parking, adding practicality in this sought-after London location.

### 1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS

SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority  
Council Tax Band  
EPC Rating D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.