



Echo House, Marine Cresent, Hainault
Leasehold

Offers in region of £269,500



ATTENTION ALL First Time Buyers and Investors.....PRICED TO SELL !!!!!

Dwelling Solutions is pleased to bring to the market this lovely bright apartment, very well presented and located on the 2nd floor. The apartment is based within the popular New North Square development just 5-minute walk to Hainault train station providing excellent transport links to Central London, Canary Wharf and the West End. The apartment also benefits from a long remaining lease, as its only 8 years old thus covered by the NHBC warranty.

The apartment includes an open-plan lounge with stylish fitted kitchen complete with integrated appliances, whilst also providing convenient outside space with a private balcony. The bedroom is a generous size and comes with fitted wardrobes already, the bathroom is a good size with modern fixture and fittings.

The apartment is within close proximity to local schools, public transport and many local amenities. The property is being sold with No onward chain.

Dwelling Solutions Limited
859 High Road, Goodmayes, IG3 8TG

Echo House, Marine Cresent, Hainault, IG6. Sale price of £269,500
Call 0208 597 9176 to arrange a viewing



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Features:

- Over 115 year lease remaining
- NHBC building warranty in place
- 5mins walk to Hainault station
- Modern fixture and fittings throughout
- Spacious bedroom with fitted wardrobe
- Located on 2nd floor with lift access
- Sought after development
- Communal roof terrace with stunning views of London skyline and Canary Wharf
- Close to local schools, public transport & shopping amenities
- Sold with NO Onward Chain

Hallway:

Entrance through hard wood door leading to the hallway, access to storage cupboard, intercom system, light fixtures, smoke alarm, radiator, doors leading to the open plan living area, bedroom and bathroom.

Open plan Living room and kitchen: 18'06 x 14'04

Double glazed window to side of property, light fixtures, radiator, electrical sockets, telephone port, laminate flooring, large double glazed window fame and door providing access to the balcony area.



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Kitchen:

A range of wall and base units, fitted work top, partly tiled walls, spot lights, sink unit with drainer and mixer tap, extractor hood, all integrated appliances including fridge/freezer, washing machine, dishwasher, cooker hob and oven/grill, electrical sockets, laminate flooring.

Bedroom 1: 13'06 x 10'02

Double glazed window to side of property, light fixture, electrical sockets, radiator, fitted wardrobes and chested draw set, fitted carpet flooring.

Bathroom: 7'08 x 6'09

Obscure window to the side of property, spot lights, partly tiles walls, chrome towel rail radiator, 3-piece bathroom suite comprising of integrated wash basin with mixer tap, bath tub with side glass screen, mixer tap, wall mounted thermostatic shower system, wall mounted w/c, wall mounted cabinet, tiled flooring.

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All Photographs are for guidance purposes only, items, fixture & fittings shown are not included unless specified separately. All measurements are approximate; no responsibility is accepted as to the accuracy of these particulars or statements made by our principles or staff concerning the above property and any intending purchaser must satisfy themselves as to the correctness of such statements and these particulars.

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