



Hood Lodge, Brading Crescent, London, E11 3RW

welcome to

Hood Lodge, Brading Crescent, London

CHAIN FREE One Bedroom First Floor Flat situated with easy access to Wanstead Station and Manor Park Station, Local Bus Routes and Amenities.



CHAIN FREE One Bedroom First Floor Flat situated with easy access to Wanstead Station and Manor Park Station, Local Bus Routes and Amenities.

The Flat comprises a Lounge, Kitchen, One Bedroom and a Bathroom.

The property has Over 110 Years Remaining on the Lease.

With its Great Location and Transport Links, this Flat is Ideal for First Time Buyers, Commuters and Investors.

MORE IMAGES AND A FLOORPLAN TO FOLLOW.

Lounge

Kitchen

Bedroom

Bathroom



view this property online williamhbrown.co.uk/Property/BKG105620



welcome to

Hood Lodge, Brading Crescent, London

- WILLIAM H BROWN BARKING EXCLUSIVE
- OVER 110 YEARS REMAINING ON LEASE
- CHAIN FREE
- IDEAL FOR COMMUTERS, FIRST TIME BUYERS & INVESTORS.
- ACCESS TO WANSTEAD & MANOR PARK STATIONS

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Apr 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BKG105620 - 0002

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 **william h brown**
Incorporating
**Porter
Glenny**



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