



Gough Walk, London, , E14 6HN

£300,000

GUIDE PRICE £300,000 - £330,000 Elms Estates are Hugely Excited to be able to offer For Sale this Amazing Two Bedroom Apartment offering over 700 Sq Ft and offered to the market on a CHAIN FREE basis.

Gough Walk is situated within easy reach of Westferry DLR Station and the Multiple Bus Routes routes in to the city, West End and beyond. For car drivers the is also very easy access to the A13 and A12 Dual Carriageways.

The property offers spacious living accommodation with a good size reception, Spacious separate kitchen and two double bedrooms, also benefitting from double glazing and gas central heating. The property is offered to the market on a CHAIN FREE basis.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants. Early viewing is recommended.



Reception Room
13'9" x 13'1" (4.2 x 4.0)

Kitchen
13'5" x 8'10" (4.1 x 2.7)

Bedroom One
12'1" x 10'5" (3.7 x 3.2)

Bedroom Two
12'5" x 8'10" (3.8 x 2.7)

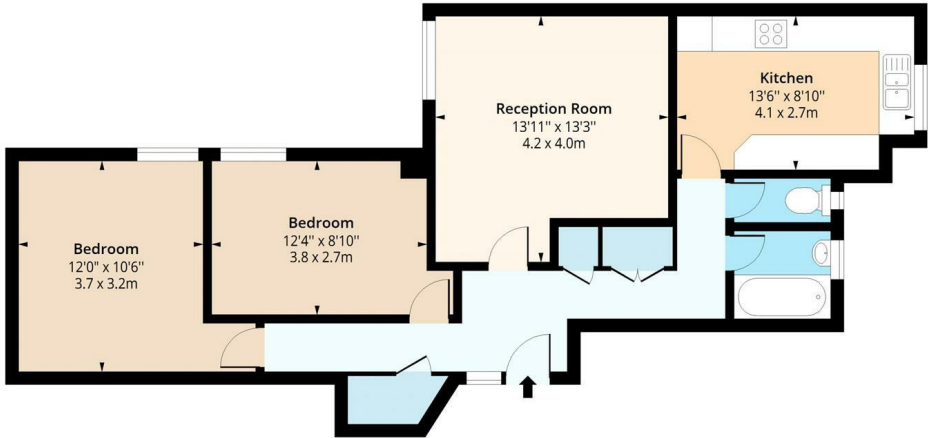
Bathroom

Separate W/c

Material Information
Tenure: Leasehold
Length Of Lease: Approx 83 Years remaining
Annual Ground Rent: £10.00 Per year
Annual Service Charge: £1,650.80 Per Year
Council Tax Band: C



Gough Walk, E14
Approx. Gross Internal Area 748 Sq Ft - 69.49 Sq M



Second Floor
Floor Area 748 Sq Ft - 69.49 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	