



**DWELLING SOLUTIONS**  
PROPERTY CONSULTANTS

**Express Drive, Goodmayes, IG3**  
**Leasehold**

**Guide Price of £220,000**



Dwelling Solutions are pleased to present this purpose built 1 bedroom flat situated within the heart of Goodmayes.

Located on the second floor within the popular Express Drive development, this property boasts many features which include allocated parking, double glazing throughout, upgraded kitchen and modern fixture / fittings.

The property is also just a few minutes walk to local schools, Goodmayes train station (Elizebeth Line) and to an abundance of local shops including 24hr Tesco extra.

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

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Call 0208 597 9176 to arrange a viewing



*Moving with us is the Best Solution!*



## DWELLING SOLUTIONS PROPERTY CONSULTANTS

The property is ideal for individuals or small families seeking comfortable living with fantastic local amenities. So whether you are looking to purchase your first home or add to your rental portfolio, this flat in Express Drive presents a fantastic opportunity! Contact the office today on 0208 597 9176 to arrange your viewing and avoid any disappointment.

### Features:

- Over 100 years Lease remaining
- Great transport links
- Fantastic local amenities
- Allocated parking
- Modern flat
- Fitted kitchen
- Double glazed windows
- Located on Second floor
- Sold with no onward chain

### Entrance:

Access via intercom system

Communal staircase leading to the second floor landing area

### Hallway:

Wooden paneled door providing access, ceiling coving, light fixture, intercom system, fitted laminate flooring.

### Reception Room: 16'08 x 10'09

Double glazed window to front of property, ceiling coving, light fixture, radiators, electrical sockets, telephone port, fitted laminate flooring.

### Kitchen: 10'07 x 7'10

Modern kitchen, double glazed window to rear of property, a range of wall and base units, fitted work top, partly tiled walls, sink unit with drainer and mixer tap, cooker hob, integrated oven/grill, electrical sockets, light fixture, undercounter space for washing machine and fridge/freezer, tiled flooring.

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**Bedroom 1: 13'02 x 9'08**

Double glazed window to front of property, ceiling coving, light fixture, electrical sockets, radiator, fitted laminate flooring.

**Bathroom: 8'09 x 6'02**

Double glazed obscure window to rear of property, covered light fixture, partly tiled walls, three-piece bathroom suite comprising of paneled bathtub with mixer tap, wall mounted electric shower system, pedestal wash basin with mixer tap, low level w/c, wall mounted extractor fan, tiled flooring.

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 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

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