



## 12 Carron Close, London

£460,000 Leasehold

Double glazed • 3 Bed Maisonette with 2 floors • Gas central heating • Front & Back garden • Very near to transport links • East access to motorways • Close to the City of London • Near schools



3 bed ground floor duplex with private & front gardens, generous living room, dining kitchen, central heating. Scope to add value with refurbishment.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



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- Gas central heating
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**Living Room**

13' 5" x 15' 8" (4.08m x 4.77m)

**Bathroom**

7' 3" x 6' 11" (2.20m x 2.12m)

**Master Bedroom**

14' 0" x 8' 10" (4.26m x 2.69m)

**Bedroom 2**

12' 10" x 8' 4" (3.92m x 2.55m)

**Bedroom 3**

10' 11" x 6' 7" (3.32m x 2.01m)



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