



Emily Duncan Place, London, E7 0BB

Asking Price £190,000

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# Emily Duncan Place

London, E7 0BB

Local Authority: Newham  
Tax Band: B

- EPC Rating 82B
- ONE BEDROOM FLAT
- OPEN PLAN KITCHEN/LOUNGE
- WALKING DISTANCE TO HIGH ST SHOPS & AMENITIES
- NO ONWARD CHAIN
- CLOSE TO WANSTEAD PARK OVERGROUND & FOREST GATE UNDERGROUND
- BALCONY
- CLOSE PROXIMITY TO WANSTEAD FLATS

#### PUBLIC NOTICE

54 Emily Duncan Place, E7 0BB

We are acting in the sale of the above property and have received an offer of £190,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: B

Sandra Davidson Estate Agents are pleased to offer **FOR SALE** this charming one-bedroom flat located on Emily Duncan Place in the heart of London. This delightful fourth floor flat boasts a prime location adjacent to Wanstead Park Station and just moments away from Forest Gate Station, now conveniently served by the Elizabeth Line (Crossrail).

Upon entering, you are greeted by a spacious open plan lounge, perfect for relaxing or entertaining guests. The property features one bedroom, ideal for a single occupant or a couple looking for a cozy space to call home. The three-piece bathroom adds a touch of luxury, providing a comfortable and convenient living experience.

One of the highlights of this property is the flat is offered with no onward chain, making it a hassle-free option for those looking to move in quickly.

Don't miss the opportunity to make this purpose-built flat your own and enjoy the convenience of city living with easy access to transportation links and local amenities. Contact us today to arrange a viewing and take the first step towards calling this lovely flat your new home.

\*\* Please note Property has an EWS1 Rating B2 (Fail)\*\*

Asking Price £190,000



#### ENTRANCE

Via communal door into entrance hall with stairs and lift to fourth floor, own front door to: entrance hall with laminate wood flooring, light, cupboard housing boiler, door to:

#### KITCHEN/LOUNGE

23'7" x 10'6" (7.20m x 3.21m)

#### KITCHEN AREA:

Fitted wall and base units, work surface, one and half bowl sink with drainer, four ring gas hob with oven grill below and extractor hood over, space and services for washing machine, ceiling light, laminate flooring, opening to:

#### LOUNGE AREA:

Double glazed window to rear, double glazed door to rear leading onto balcony, two radiators, ceiling lights, laminate wood flooring

#### BALCONY

4'8" x 10'6" (1.43m x 3.21m)

#### BEDROOM ONE

11'2" x 11'6" (3.40m x 3.50m)

Double glazed window to rear, radiator, fitted carpet, light, fitted cupboard





#### BATHROOM

Suite comprising; Bathtub with shower over, pedestal hand wash basin, low level WC, tiled walls and flooring, chrome plated heated towel rail, light

#### LEASE DETAILS

Lease is 125 years from 1st Jan 2008 - approx. 108 years remain

Ground Rent is £250

Service charge- 118.24 Per Month

#### AGENTS NOTE

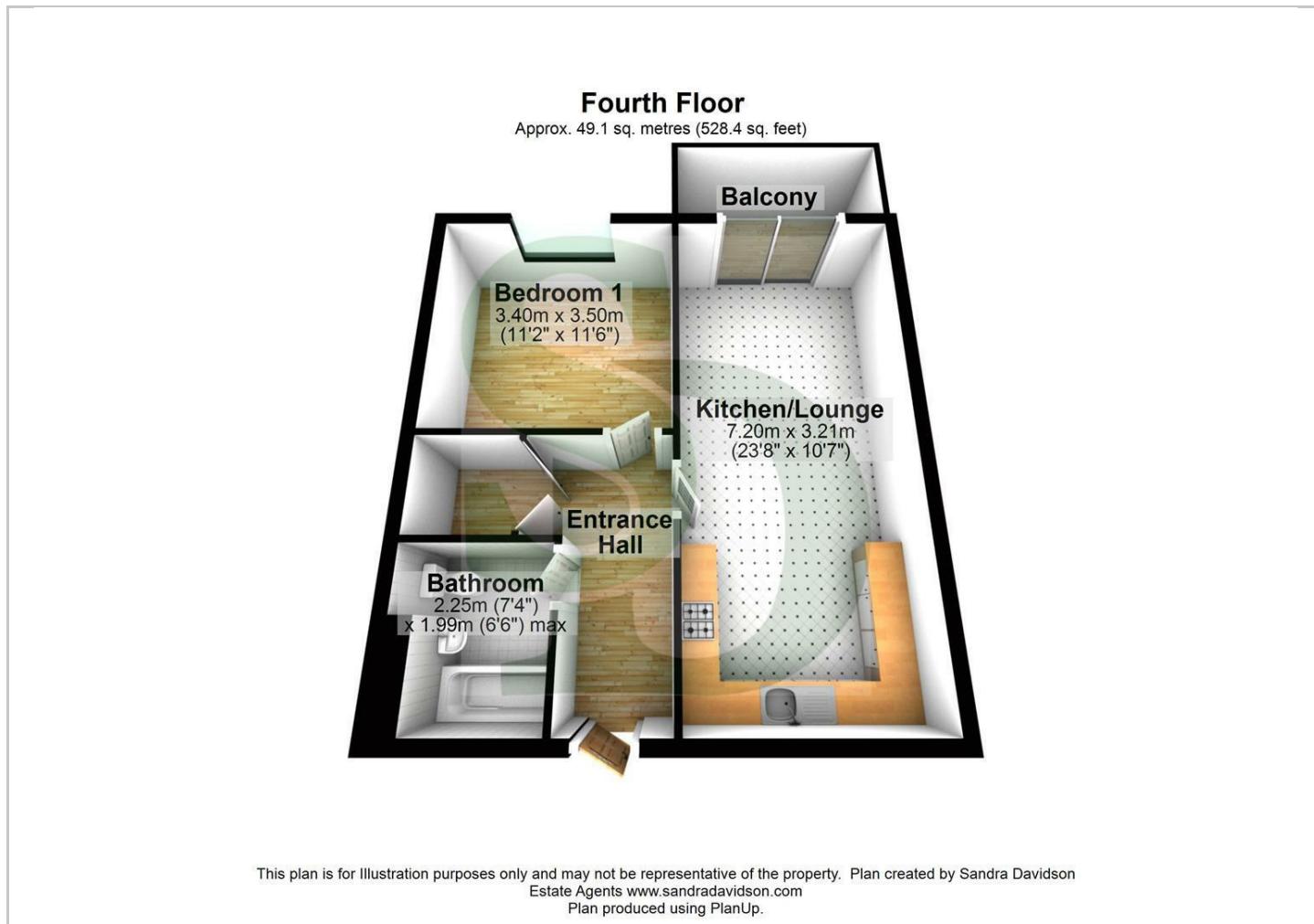
Please note that no services or appliances have been tested by Sandra Davidson Estate Agents







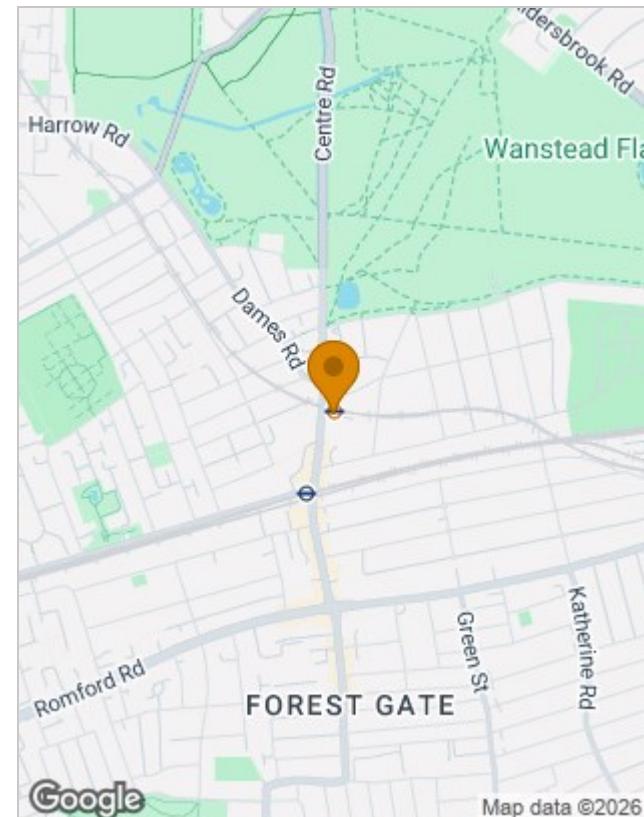
## Floor Plans



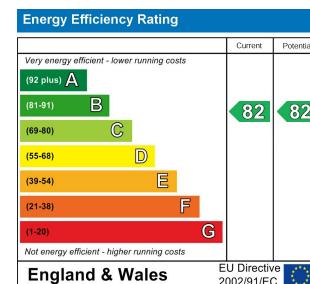
## Viewing

Please contact our Redbridge Sales Office on 020 8551 0211  
if you wish to arrange a viewing appointment for this property or require further information.

## Location Map



## Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.