

Claridges

2 BED APARTMENT FOR SALE



QUEENSBURY PLACE, LONDON E12

020 8559 1122



Location:

Situated in Queensbury Place which is a close that is directly accessed from High Street North and within walking distance of Manor Park Network Rail Station/Crossrail (Travel time to Liverpool Street 15 minutes).

Description:

Comprising a lovely first floor flat with 2 bedrooms, reception room, fully fitted kitchen and bathroom. There is one allocated on-site parking space that goes with the flat. The property is offered with vacant possession and ready for occupation and would make an ideal home or rental investment.

Areas (approximate): Lounge 4.06 x 4.35 m

Kitchen 2.39 x 2.85 m

A range of wall and base units finished in white gloss with electric hob, electric oven and stainless steel extractor, stainless steel sink with mixer tap, washer/dryer, free standing fridge/freezer. The walls are part tiled, double glazed window looking to the rear of the property.

Bedroom 1 4.02 x 4.026

Freestanding wardrobe, electric panel heater, double glazed window looking to the rear.

Bedroom 2 2.44 x 3.83 m

Bathroom 2.07 x 2.41 m

Panel bath with mixer tap and shower attachment and shower curtain, low flush WC, wash hand basin



- Tenure:** Held leasehold for a term of 125 years from January 2002 (approximately 109 years remaining) at a ground rent of £120 pa.
- Price:** £299,999 – offers invited for the long leasehold interest with vacant possession.
- Service Charge** Approximately £106 per month (£1272 pa)
- EPC:** In hand.
- Viewing:** Available for viewing now
- By Appointment only via**
Claridges – 020 8559 1122 **E: sam@claridges-estates.co.uk**

Important Notice

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These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

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Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

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Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.