elms
ESTATES

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 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)

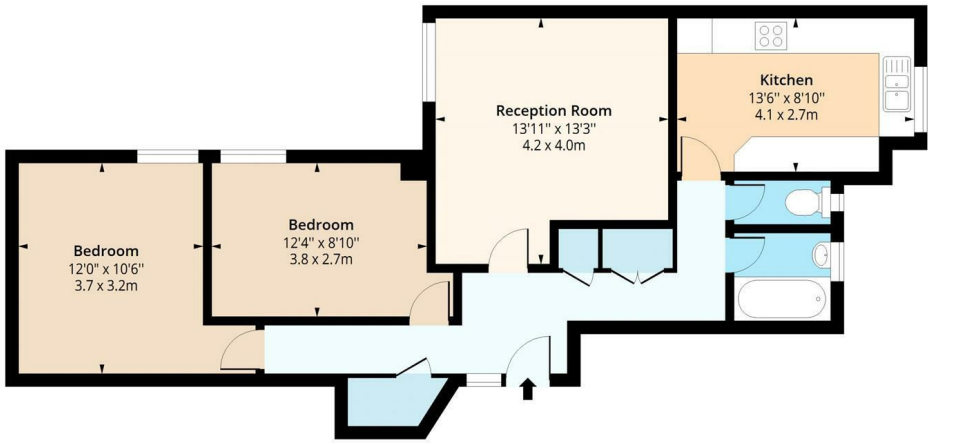
Bathroom

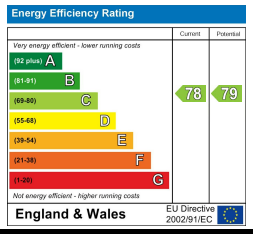
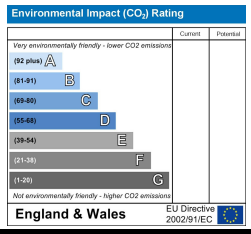
Separate W/c

Material Information
Tenure: Leasehold
Length Of Lease: Approx 83 Years remaining
Annual Ground Rent: £10.00 Per year
Annual Service Charge: £2,499.89 Per Year
Council Tax Band: C

Marketing Disclaimer
These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.

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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