elms
ESTATES

Gough Walk, London, , E14 6HN

£300,000

GUIDE PRICE £300,000 - £325,000 Elms Estates are pleased to offer to the market For Sale this Two Double Bedroom Apartment situated on the second floor and offered to the market CHAIN FREE.

The property is situated just off East India Dock Road on a delightful street with numerous Green Spaces such as Bartlett Park and Mile End Park just a short walk away. It has Excellent Transport Links such as Langdon Park DLR and Mile End Underground Stations close by. This property offers a superb array of Local Amenities and an abundance of Shops, Restaurants and Cafes.

Internally the property is bright and spacious throughout with a large reception room, separate kitchen with space to dine, Two double bedrooms and a bathroom with separate w/c.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.

Reception
13'9" x 13'5" (4.2 x 4.1)

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
12'1" x 8'10" (3.7 x 2.7)

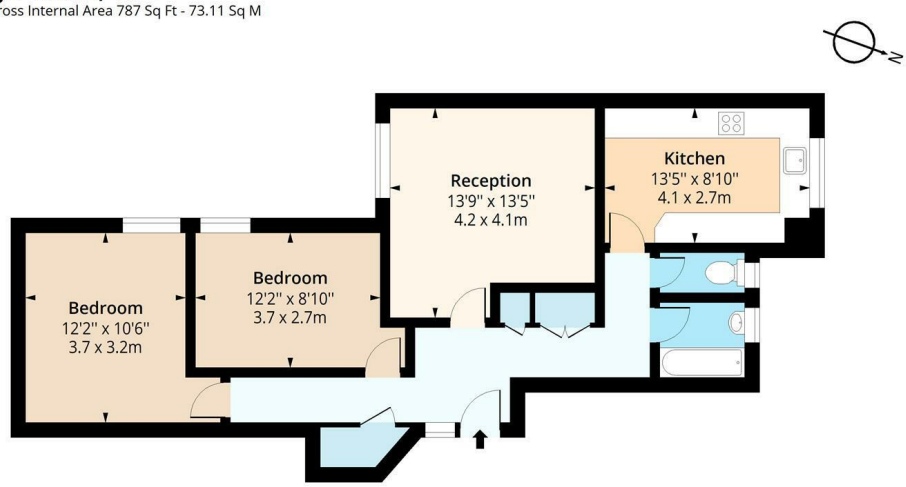
Bathroom

W/C

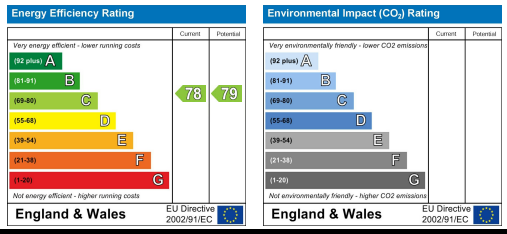
Material Information
Tenure: Leasehold
Length Of Lease: Approx 83 Years remaining
Annual Ground Rent: £10.00 Per year
Annual Service Charge: £2,499.89 Per Year
Council Tax Band: C

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 787 Sq Ft - 73.11 Sq M



Second Floor
Floor Area 787 Sq Ft - 73.11 Sq M



Certified Property Measurer

Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

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Date: 21/2/2024