



Exmoor House, LONDON, , E3 5DW

£450,000

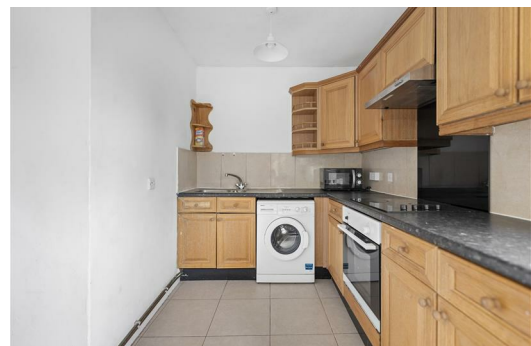
GUIDE PRICE £450,000 - £475,000 Elms Estates are pleased to offer to the market For Sale this amazing THREE Bedroom split level maisonette situated over the second and third floor.

The property is located on a quiet street and is within a short walk to Mile End and Bethnal Green underground Stations as well as being within short walking distance to local amenities. In addition to these there are Multiple Bus Routes in to the City, West End and beyond.

The property has a spacious living area with separate kitchen situated on the ground floor, Three good size bedrooms located on the first floor with the added bonus of the shower room on the first floor and an additional w/c on the ground floor.

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.



Reception Room
10'9" x 7'6" (3.3 x 2.3)

Second Reception Room
10'5" x 8'2" (3.2 x 2.5)

Kitchen
16'8" x 10'2" (5.1 x 3.1)

Bedroom One
14'9" x 9'10" (4.5 x 3.0)

Bedroom Two
12'9" x 8'10" (3.9 x 2.7)

Bedroom Three
9'10" x 6'10" (3.0 x 2.1)

Shower Room

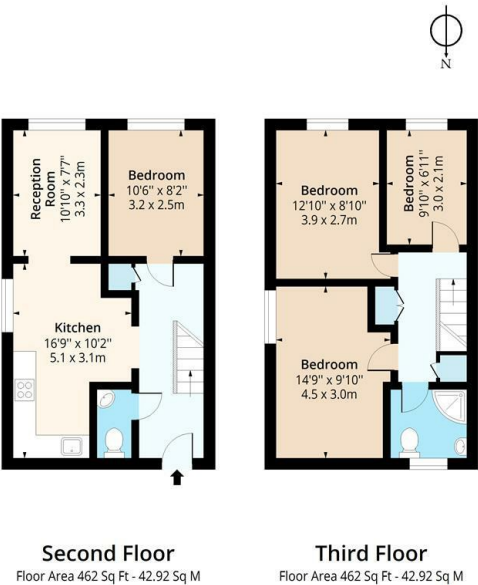
W/c

Material Information
Tenure: Leasehold
Length Of Lease: Approx 86 Years remaining
Annual Ground Rent: £10.00 Per year
Annual Service Charge: approx. £2,400.00
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.

Gernon Road, E3
Approx. Gross Internal Area 924 Sq Ft - 85.84 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		