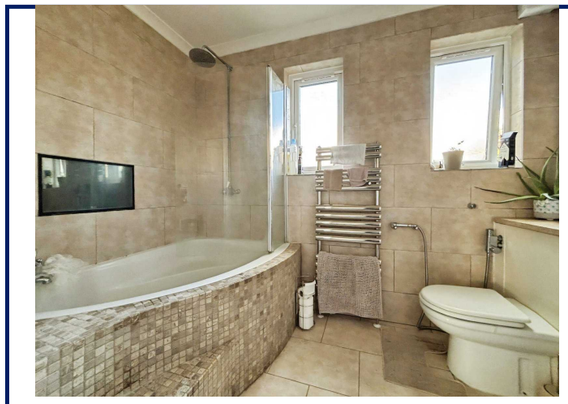
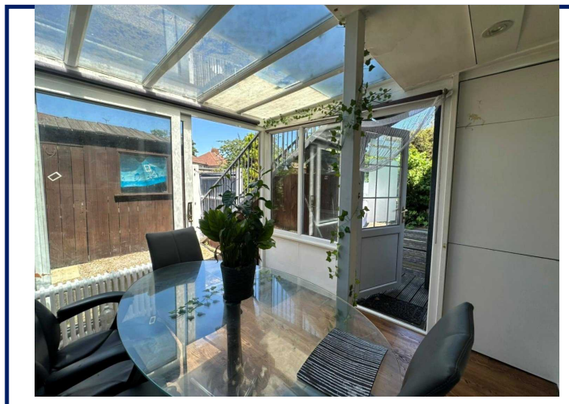
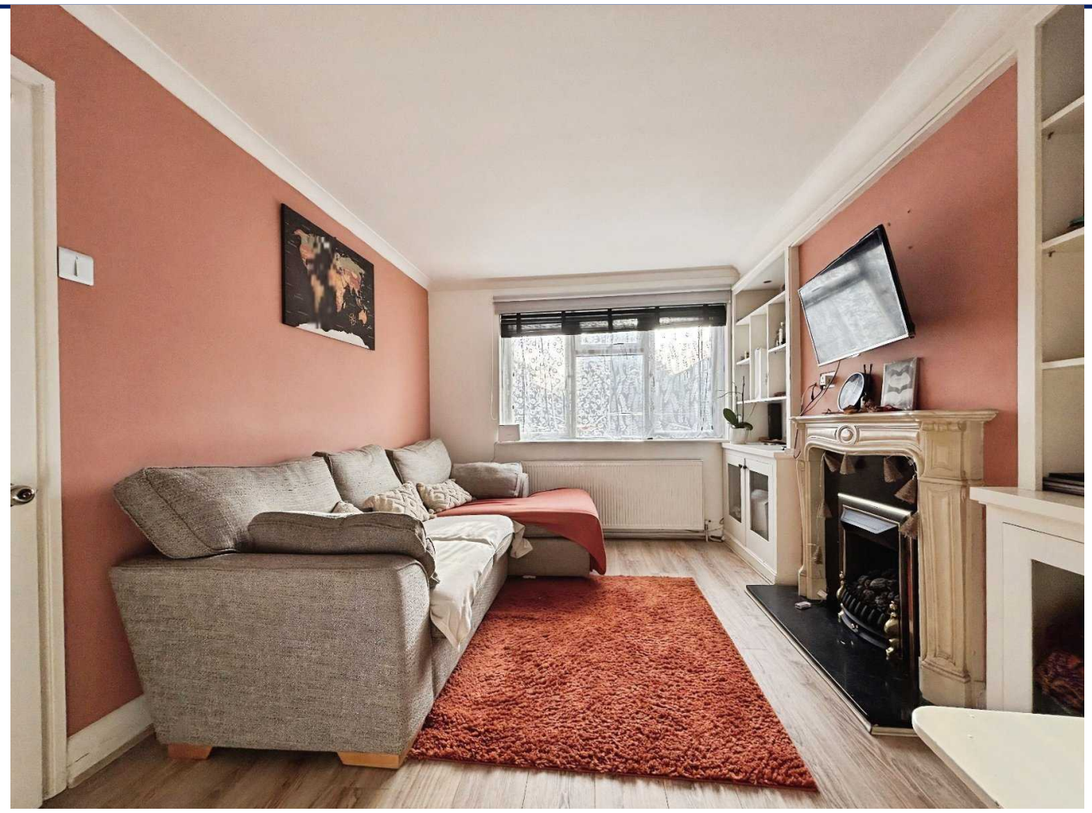
















Tollgate Road, London, E16

Offers in excess of: £315,000
Leasehold

Reeds Rains

reedsrains.co.uk

Tollgate Road, London, E16

Offers in excess of: £315,000 Leasehold

Council Tax Band: B
EPC Rating: D

A stunning well located two bedroom ground floor maisonette in London E16 with its own front door, large private garden, conservatory, bright reception room and good transport links, ideal for first-time buyers or investors.

Reception Room
4.60 x 3.20

Kitchen
2.80 x 2.70

Conservatory
3.10 x 2.50

Bedroom 1
3.90 x 3.70

Bedroom 2
2.80 x 2.80

Bathroom
3.00 x 1.80

Additonal Information
The lease is 125 years from 04/12/89, the service charge is £50.00pm including buildings insurance, ground rent is £10.00pa. Maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by the solicitor.

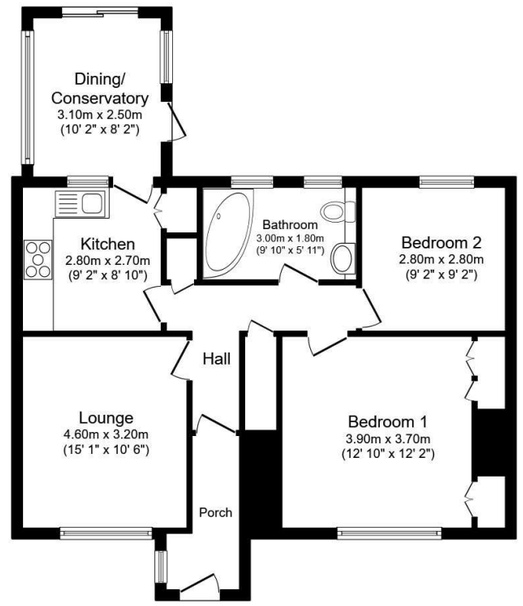
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 72.3 sq.m. (779 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk