

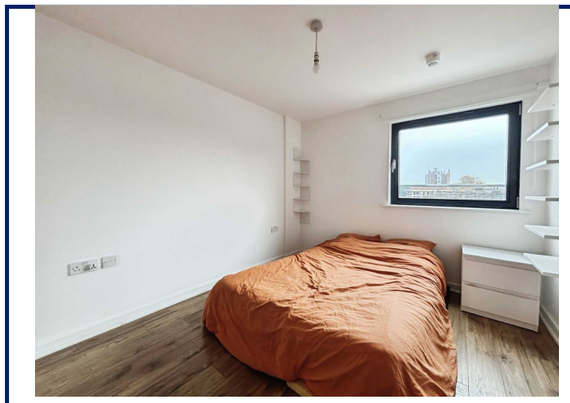


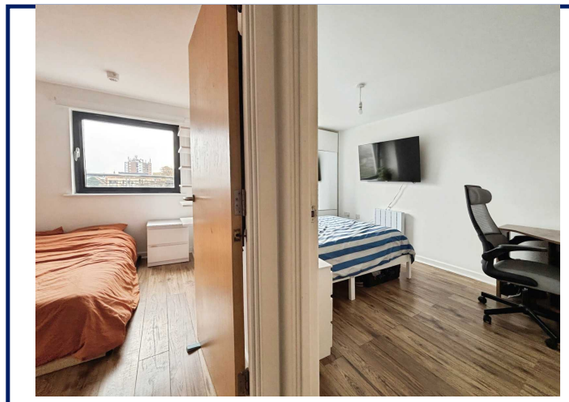












Ibex House, Forest Lane, London,
E15

Asking Price: £315,000
Leasehold

Reeds Rains

reedsrains.co.uk

Ibex House, Forest Lane, London, E15
Asking Price: £315,000 Leasehold

Council Tax Band: C
EPC Rating: B

Beautifully presented two bedroom second floor flat for sale in a modern Forest Lane development, offering a bright open plan living space, long private balcony, lift access, EWS1 form and excellent transport links via nearby Maryland station and Stratford.

Second Floor

Lounge area
3.79 x 3.49

Kitchen area
5.16 x 1.93

Bedroom 1
4.05 x 2.72

Bedroom 2
4.05 x 2.81

Bathroom
2.29 x 2.02

Balcony

Additional Information
The lease is 125 years from 01/04/2004. Service charge is approx £TBCpa and ground rent is £TBCpa. Lease, ground rent and 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.

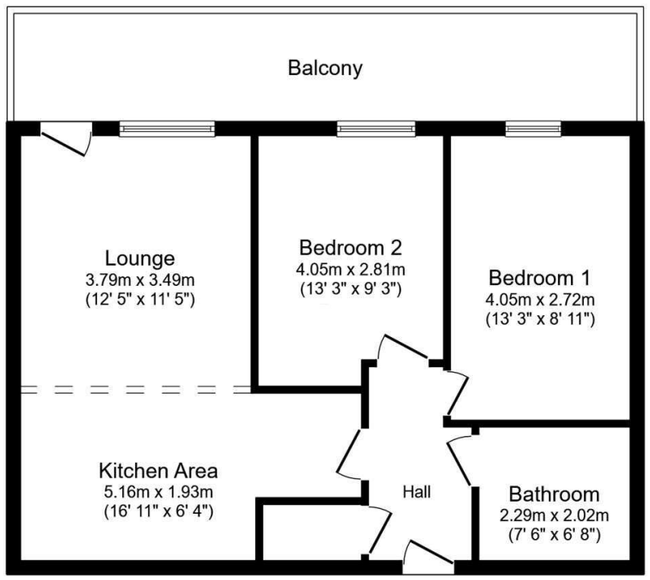
All Measurements
All Measurements are Approximate.

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.



Floor Plan

Total floor area: 59.2 sq.m. (637 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Move South Limited (company number 14729689), registered in England at 8/12 Military Road, Chatham, Kent ME4 4JA. VAT registration no: 437119106

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