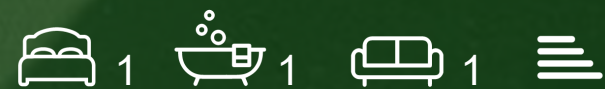




Goose Square, London, E6 5QW

Guide Price £230,000



GOOSE SQUARE E6

5



# Goose Square

London, E6 5QW

Local Authority: Newham

Tax Band: B

- **\*\*GUIDE PRICE OF £230,000 to £240,000\*\***
- **GROUND FLOOR PROPERTY WITH GARDEN**
- **SEPARATE KITCHEN**
- **LONG LEASE 954 YEARS REMAINING**
- **LARGE 1 BEDROOM FLAT**
- **PERMIT PARKING**
- **WET-ROOM STYLE BATHROOM**
- **SERENE LOCATION NEXT TO LOCAL PARK**

**\*\*GUIDE PRICE OF £230,000 to £240,000\*\***

Sandra Davidson are delighted to present this charming purpose-built flat, which offers a delightful living experience. Spanning an area of 452 square feet, the property features a entrance porch area which leads to a well-appointed reception room, fully-fitted kitchen, bathroom/wet-room with shower, great size bedroom and garden with aluminum storage shed. The property also has side access to garden.

Constructed in 1985, this property boasts a blend of classic design and contemporary convenience, making it an ideal choice for first-time buyers or those seeking a cosy urban retreat. The flat is situated in a well-maintained building, ensuring a pleasant living environment.

One of the standout features of this property is the availability of parking for one vehicle.

Goose Square conveniently located with local park, a variety of local amenities, shops, and eateries just a stone's throw away. The excellent transport links in the vicinity make commuting to Canary Wharf, City and Central London very easily, connecting you to the heart of London and its many attractions.

In summary, this delightful flat in Goose Square presents a wonderful opportunity for those looking to embrace city living while enjoying the comforts of home.

Guide Price £230,000



**PORCH** 4'8" x 3'7" (1.43m x 1.10m)  
Entrance porch, painted walls, wooden flooring and light fitting with door leading to the living room.

**LIVING ROOM** 17'2" x 11'8" (5.24m x 3.55m)  
Wooden flooring, painted walls, double-glazed windows, radiator, light fitting, leading to hallway to bedroom and bathroom, and door leading to kitchen.

**KITCHEN** 13'0" x 5'9" (3.95m x 1.75m)  
Tiled flooring, part-painted/part-tiled walls, light fitting, fully-fitted kitchen with gas hob, built-in oven/grill, sink, combi-boiler, space for washing machine and double-glazed window and door leading to the garden.

**HALL** 11'8" x 2'11" (3.55m x 0.90m)  
Hallway with painted walls, wooden flooring and doors leading to bathroom and bedroom.

**BATHROOM** 4'10" x 5'9" (1.48m x 1.74m)  
Wet-room style bathroom with tiled walls, low-level W.C., hand-wash basin, electric shower unit, folding shower-seat and towel heater.





**BEDROOM** 12'2" x 9'7" (3.70m x 2.92m)  
Wooden flooring, painted walls, radiator, storage closet and double-glazed doors opening into the garden.

**GARDEN** 21'3" x 21'3" (6.5m x 6.5m)  
Gravel course on ground, aluminum shed, side access leading to the front of the property.

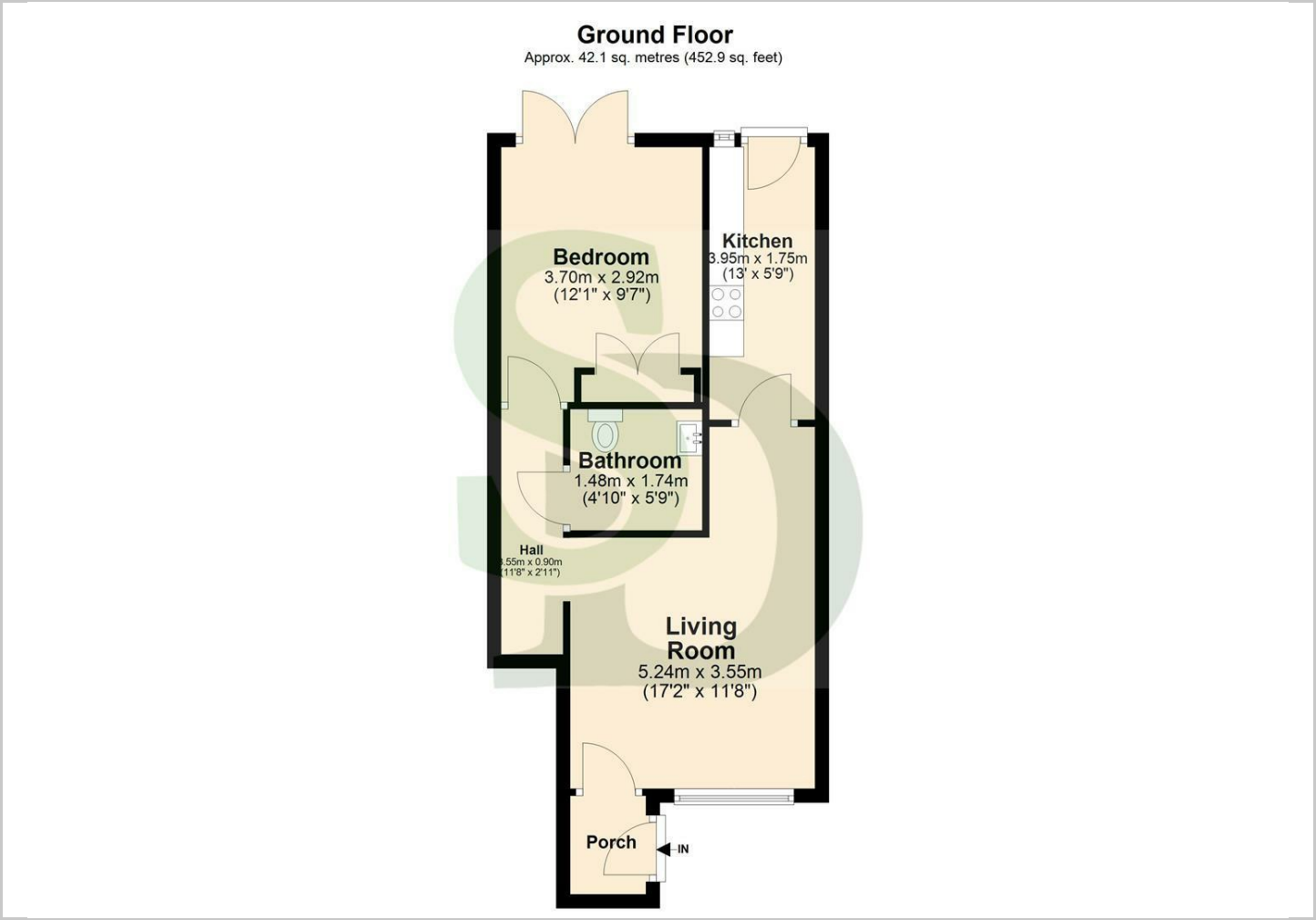
**LEASE INFORMATION & NOTES**  
954 years remaining on a 999 lease.  
Peppercorn ground rent (circa £10)  
Service charge to be confirmed.  
Sandra Davidson can confirm that appliances or electrics have not been tested for use.







Floor Plans



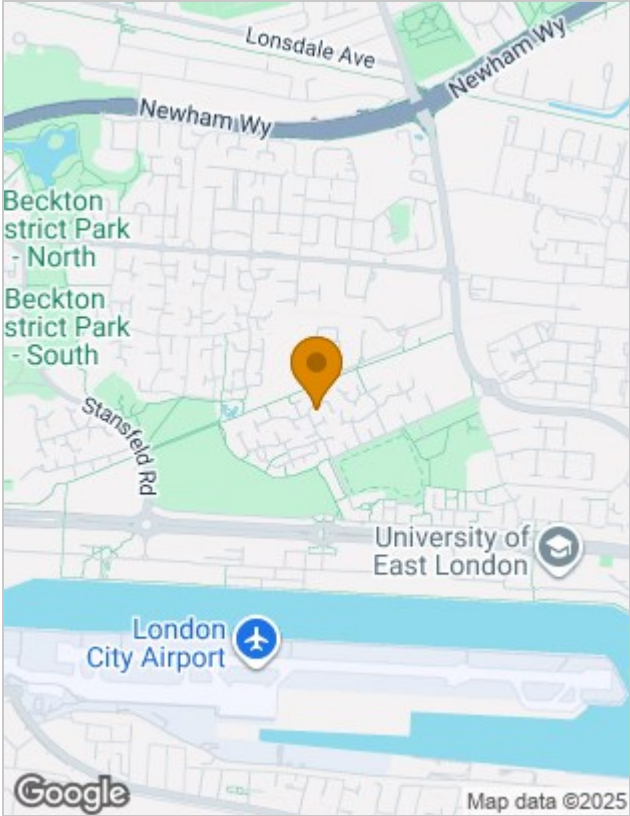
Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC