



Hereford Road, London, E3

BUTLER & STAG



**Guide Price £350,000 -  
£375,000**

**A beautifully presented one double bedroom garden apartment set on the ground floor of Queensgate House, a gated modern development with great amenities and nearby transport links.**



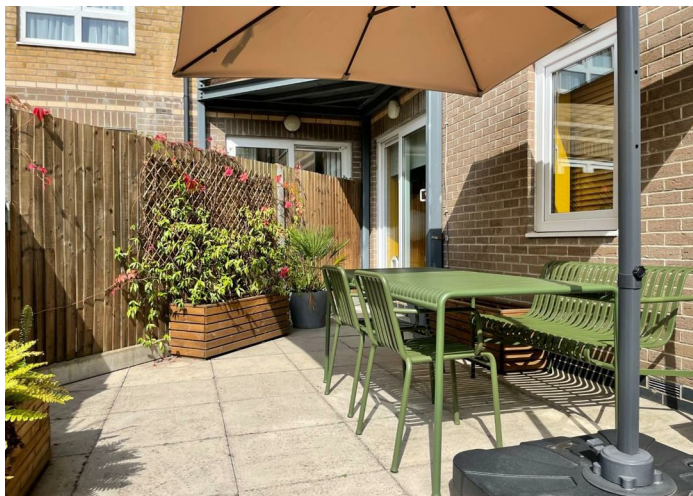
## Leasehold

- 980 Year Lease
- Large Open Plan Living
- Close To Roman Road Amenities
- Olympic Village & Victoria Park Nearby
- One Double Bedroom
- Beautifully Presented
- Secure Gated Modern Development
- Great Transport Links
- Private Outside Garden

Accessed via secure phone entry system, this property comprises of a generous double bedroom, contemporary bathroom and a modern kitchen and open plan living/entertaining space with access to a sizeable private garden, which has its own rear access. The bright open plan living and kitchen areas are great additions to the apartment which also benefits from integrated appliances.

Queensgate House is within close proximity of the social hub that is Roman Road Market with its shops, cafes, restaurants. Transport links include Mile End station (Central, District and Hammersmith & City), Bow Road (District and Hammersmith & City) and Bow Church DLR. Both the open green spaces of Victoria Park and the Olympic Village are within walking distance.

- \*LEASEHOLD
- \*LEASE LENGTH - 980 YEARS
- \*SERVICE CHARGE - £1400 PA
- \*GROUND RENT - £250 PA
- \*COUNCIL TAX - BAND C

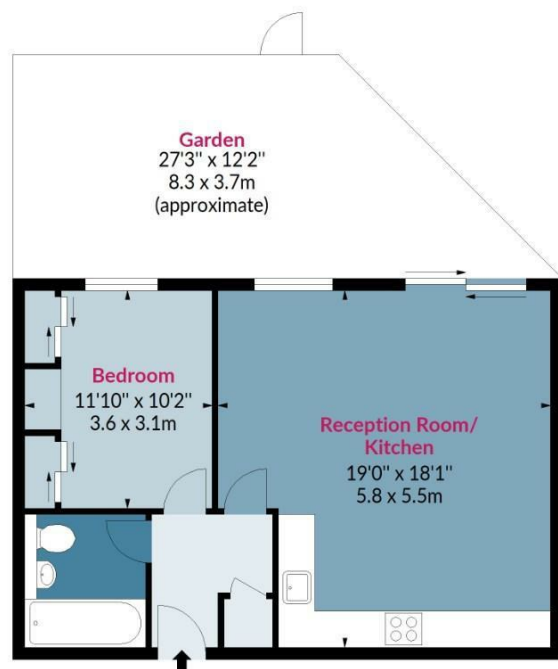




## Queensgate House, Hereford Road, E3

Approx. Gross Internal Area 553 Sq Ft - 51.37 Sq M

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### Ground Floor

Floor Area 553 Sq Ft - 51.37 Sq M



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.

lpaplus.com

Date: 2/2/2023

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.