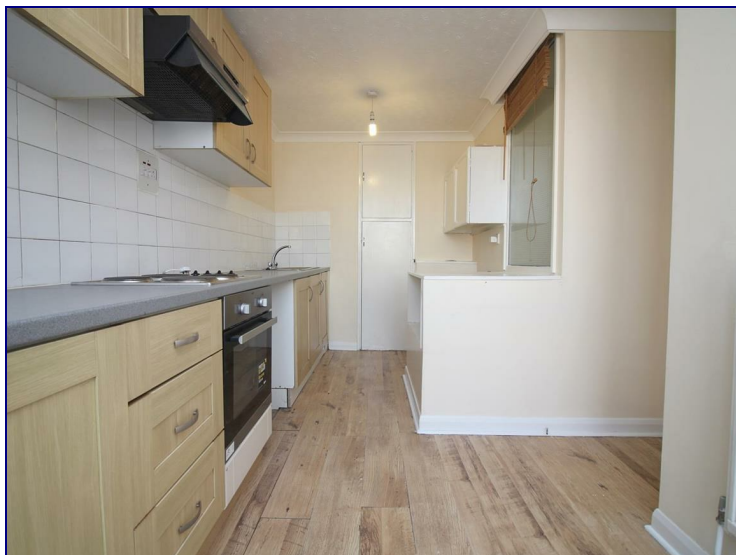




www.kings-group.net

488 Bethnal Green Road
London E2 0EA
Tel: 0207 613 2121

Armagh Road, London, E3 2HU



£1,800 Per Month

****NO HMO LICENCE** NO Sharers**

Kings Group - Hackney are pleased to offer this THREE BEDROOM SPLIT LEVEL MAISONETTE on Armagh Road, E3. Located in the Bow area of London, this property is comprised of three bedrooms, lounge/diner, kitchen, family bathroom and seperate WC. The property also benefits from two balconies and has a remaining lease of 91 years.

The property is located within easy reach of the A12, A11 and A13 with links to Central London, the M25 and A406. Furthermore, the property is within walking distance of a number of local shops and amenities along Roman Road including Tesco Express. Falling within the catchment area of Old Ford and Olga Primary Schools, the property is an excellent first time or investment purchase.

The property is within walking distance of Bow Road Underground Station (District and Hammersmith & City lines) as well as the historic Victoria Park, Mile End Park and the QE2 Olympic Park as well as Westfield Shopping Centre. To arrange a viewing, please do not hesitate to get in touch.

Guide Price - £385,000 - £400,000
Kings Group - Hackney are pleased to offer For Sale on a CHAIN FREE basis, this THREE BEDROOM SPLIT LEVEL MAISONETTE on Armagh Road, E3. Located in the Bow area of London, this property is comprised of three bedrooms, lounge/diner, kitchen, family bathroom and seperate WC. The property also benefits from two balconies and has a remaining lease of 91 years.

W/C

First Floor Landing

Lounge/Diner
17'7 x 9'4 (5.36m x 2.84m)

Kitchen
15'8 x 9'2 (4.78m x 2.79m)

Bedroom Three
7'8 x 7'5 (2.34m x 2.26m)

The property is located within easy reach of the A12, A11 and A13 with links to Central London, the M25 and A406. Furthermore, the property is within walking distance of a number of local shops and amenities along Roman Road including Tesco Express. Falling within the catchment area of Old Ford and Olga Primary Schools, the property is an excellent first time or investment purchase.

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Leasehold Information:

Lease Term: 125 years ~ 28/11/1988
- 28/11/2113

Lease Remaining: 91 Years

Ground Rent: £10/annum

Service Charge: £1300/annum

Council Tax Band: C

EPC Rating: C

Entrance Hallway

Bedroom One
11'6 x 10'7 (3.51m x 3.23m)

Bedroom Two
10'5 x 8'9 (3.18m x 2.67m)

Family Bathroom





APPROX. GROSS INTERNAL FLOOR AREA
832 SQ FT / 77.3 SQ M

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

