



00 Claude Road, London, E10 6NF Offers in excess of £400,000

Offered With No Onward Chain

Situated in an up-and-coming residential area of East London, this spacious ground floor apartment presents an excellent opportunity for both homeowners and investors alike.

The property offers generous accommodation throughout and comprises a side entrance leading into a welcoming hallway. From here, you'll find a bright lounge featuring a bay-fronted window, allowing for plenty of natural light. The kitchen is fitted with a range of base and wall units and provides access to an inner lobby. There are two well-proportioned bedrooms and a shower room completing the layout.

Please note, the property would benefit from modernisation, offering fantastic potential to add value and personalise to taste.

Location

Located within convenient reach of Stratford station, the area is a bustling and increasingly popular part of East London. Residents enjoy excellent transport links, making access into the City swift and convenient. The neighbourhood also benefits from a wide range of shops, supermarkets, schools and local amenities, making it an attractive place to live.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

Leasehold Information

119 years remaining on the lease
 Ground rent: £250 per annum (for first 40 years)
 Maintenance charge: £ per month - the vendors are joint freeholders

This information is provided by the vendor and should be verified during the conveyancing process.

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	



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB

Tel: 0113 892 1166

sales@goodmove.co.uk

www.goodmove.co.uk