ESTATES EAST

# Carnarvon Road, Stratford, London, E15

FOR SALE

£325,000

1 1 2

Share of Freehold

- Ground floor 1970s purpose-built split-level maisonette
- 2 Bedrooms
- Double glazed & Gas central heating
- Close proximity to Stratford Olympic Village
- Maryland Station: 0.3 mile
- Council tax band: C
- EPC rating: D (64)
- Communal garden & Off street parking
- Chain-free
- Internal: 658 sq ft (61.1 sq m)

A two bedroom, split level flat in a purpose built block on Carnarvon Road. With Maryland station just around the corner, and Westfield a short stroll further on, this property is ideally located, whether it's a night out locally or the morning commute into central London.

The property is set over two floors. It is well proportioned throughout, with in excess of 61 square metres of space. The ground floor comprises lounge diner and galley style kitchen, whilst the first floor has two bedrooms and family bathroom. Outside, there is a large communal garden.

This is an ideal first time purchase, offering ample scope to create a fantastic first home. Shall we take a look...?

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## DIMENSIONS

**Communal Entrance**
Via communal front door leading into:

**Communal Hallway**
Door to flat.

**Entrance**
Via flat entrance door leading into:

**Entrance Hallway**
Staircase leading to first floor. Access to reception room & kitchen.

**Reception Room**
19'9 x 10'8

**Kitchen**
13'8 x 6'8

**First Floor Landing**
Door to all first floor rooms.

**Bedroom One**
13'8 x 10'1

**Bedroom Two**
13'8 x 7'3

**Bathroom**
6'8 x 5'7

**Communal Garden**

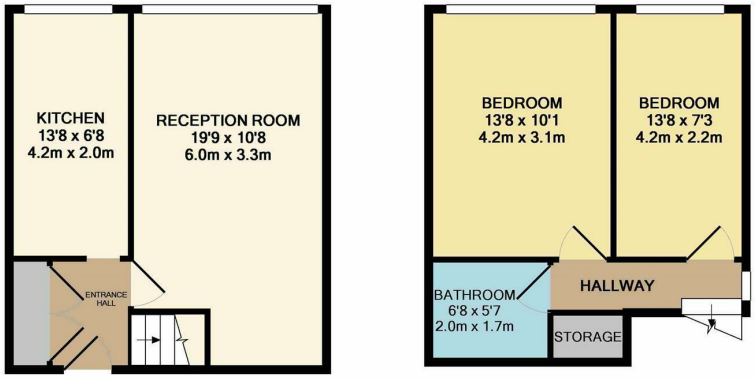
**Off Street Parking**
Allocated Parking

**Additional Information:**
Tenure: Share of the freehold
Head Lease Term: 999 years from 1 January 2020
Head Lease Remaining: 995 years remaining.
Ground Rent: £0 per annum
Service Charge: £1,200 per annum
Local Authority: London Borough Of Newham
Council Tax Band: C

**Notice:**
All photographs are provided for guidance only.

**Disclaimer:**
The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN




GROUND FLOOR
APPROX. FLOOR
AREA 341 SQ.FT.
(31.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 317 SQ.FT.
(29.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 658 SQ.FT. (61.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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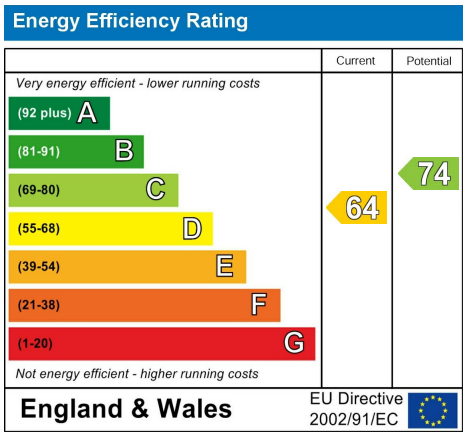
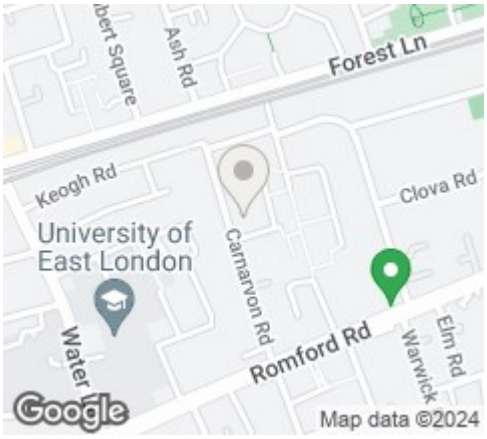
## EPC RATING




## MAP

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