For Sale

Flat

Raven Row | London | E1

Offers Over £500,000 | Leasehold

1 Receptions | 3 Bedroom | 2 Bathroom

- Three Bedrooms, Two Bathrooms
- Ground Floor Flat
- Private Paved Rear Garden
- Open-Plan Reception & Kitchen
- En-Suite Shower Room
- Gas Central Heating
- Approx. 975 Years Remaining on Lease
- 6 Min Walk to Whitechapel Station (Elizabeth Line)
- Approx. 640 Sq Ft
- Council Tax Band D | EPC C

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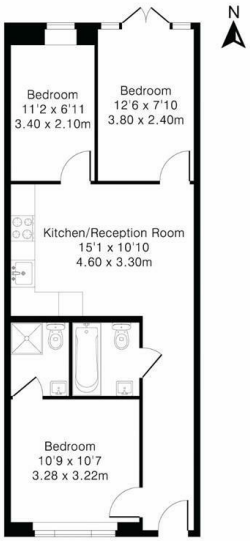
FREEDOM TO MOVE

Approximate Gross Internal Area 640 sq ft – 59 sq m



Ground Floor Flat

PINK PLAN

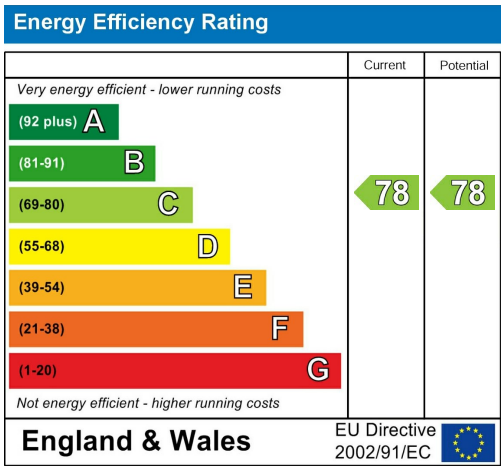
Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

A three bedroom, two bathroom ground floor flat on Raven Row in Whitechapel, E1, with its own paved rear garden.

The open-plan reception room and kitchen has wood-effect flooring, LED cove lighting and a built-in electric fireplace. The kitchen has marble-effect worktops and splashback, and integrated appliances including a four-burner gas hob and oven. The rear bedroom has French doors onto the garden. The front bedroom has an en-suite shower room, and there is a separate bathroom with a bath and overhead shower. Approximately 640 sq ft.

Leasehold with approximately 975 years remaining. Service charge £1,800 per year and ground rent £100 per year. Gas central heating and double glazing. Council Tax Band D (Tower Hamlets). EPC rating C.

Whitechapel station (Elizabeth line, District, Hammersmith & City and London Overground) is 0.2 miles away, around a 6-minute walk.



Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifiically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-Free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

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