

Enterprise House, Curzon Crescent, Barking, IG11 0JZ **FOR SALE £174,999.00**
LEASEHOLD: 94 YEARS



Anistenhomes is a trading name of Maya Residential London Ltd on behalf of itself as agents for the vendors/lessor of this property upon whose instructions these particulars are specifically drafted give notice that: (i) These property particulars are produced in good faith and do not constitute or form part of any contract. (ii) No employee of Anistenhomes has any authority to make or give any representation or warranty in relation to this property. (iii) All measurements are approximate and believed to be accurate with in 6in./150mm. Any appliances or services mentioned in these particulars has not been tested. Registered Office: 369 Green Lane, Seven Kings, Essex IG3 9TQ | Registered in England No: 08355088 | VAT Reg No: 162 7213 25

Anistenhomes is a trading name of Maya Residential London Ltd.
 Registered Office: 369 Green Lane, Seven Kings, Essex IG3 9TQ | Registered in England No: 08355088 | VAT Reg No: 162 7213 25

Property Features

- Double Bedroom
- Separate Reception
- Separate Fitted Kitchen
- Third Floor
- Private Balcony
- Lift Access
- Permit Parking
- 94 Years Lease Remaining
- Ample Storage
- Built In Wardrobes

Full Description

AnistenHomes are excited to present to the sales market this amazing 1 bedroom third floor flat in the ever so popular IG11 postcode. The property benefits from a private balcony, lift access, ample storage and easy access to Upney Station. This well situated flat benefits from great transport links, modern finish and is close to great local amenities. Viewings are highly recommended.

Property Key Features:

- 1 Bedroom Flat
- Electric Heating
- Permit Parking Available
- Entry Phone System
- Built In Wardrobes
- Great Transport Links
- Close To Local Amenities
- Spacious Bedroom
- Modern Fitted Kitchen
- Spacious Reception
- Private Balcony
- Ample Storage
- Available On Vacant Possession

Call AnistenHomes to register your interest and book the next available viewing.





Total floor area 51.9 sq.m. (558 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	49
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

369 Green Lane
 Seven Kings
 Essex
 IG3 9TQ

www.anistenhomes.co.uk
 info@anistenhomes.co.uk
 0208 599 0061

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements