



LEASEHOLD

Maisonette

# BOULTWOOD ROAD, LONDON, E6 5QH

Asking Price

# £270,000

## FEATURES

- \*\*\*\*CHAIN FREE\*\*\*\*
- First Floor Maisonette
- Modern Fitted Kitchen
- Good access to local shops and amenities
- Good access to DLR Stations
- One Double Bedroom
- Long Lease
- Ideal First Time Purchase



# 1 Bedroom Maisonette located in London

Offered for sale with NO ONWARD CHAIN and situated on Boulwood Road, Beckton, E6 is this spacious one-bedroom first floor maisonette ideally suited for first-time buyers and investors alike. The property is conveniently located for both Beckton DLR and Royal Albert stations as well as local bus routes and easy access to the A13 and A406. The property has a generous sized lounge with a modern fitted kitchen, double bedroom and bathroom suite. With a long lease and EPC rating of C all makes this a property that should be at the top of your viewing list. Call today to book in your appointment!!

We routinely refer potential purchasers to Move with Us Ltd. It is your decision whether you choose to deal with Move with Us Ltd. In making that decision, you should know that we receive an annual payment benefits from Move with Us Ltd, equating to approximately £314.48 per referral.

## Entrance

Via door to hall, with a staircase leading to the first floor landing

## Landing

Built in cupboard. Doors to

## Kitchen

13'2" x 5'1"

Modern fitted kitchen with built in oven and hob. Stainless steel single drainer sink unit with mixer taps and complimentary tiled splash backs. Opening up to lounge

## Lounge

13'2" x 10'5"

Two windows to rear. Electric heater

## Bedroom One

11'8" x 10'1"

Window to front. Laminate effect wood flooring. Electric heater.

## Bathroom

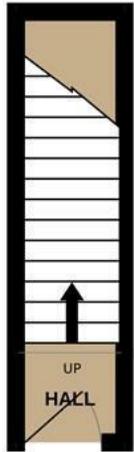
6'6" x 5'7"

Panel enclosed bath. Pedestal wash hand basin. Low level WC. Tiled splash backs. Chrome effect towel rail.

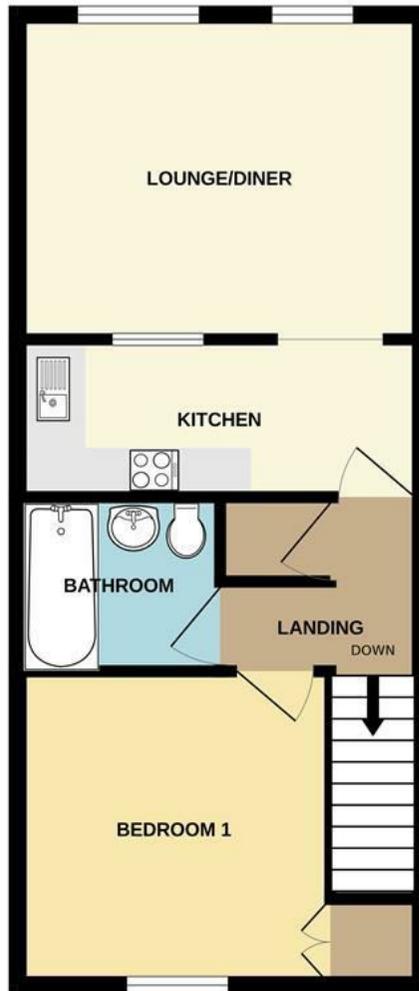


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Call us on

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Council Tax Band

**B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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.

