

A photograph of a modern building with a large brick chimney and a white entrance door. The building has multiple floors with large windows and a balcony. A bicycle is parked in the foreground. The sky is blue with some clouds. A green banner is at the bottom left.

OFFERS OVER

**£305,000**

**Shaftesbury Road**

London, E7 8PY



Spread over 533 square feet is this 1 bedroom apartment set within a warehouse conversion on the borders of Forest Gate and East Ham.

The property 1st floor and features and a open plan kitchen to reception room, modern fitted bathroom and double bedroom.

There are large windows giving an abundance of natural light, wood flooring, gas central heating and entry phone system.

Upton Park Station is close by giving easy access to the City as well as a number of bus routes giving easy access to Forest Gate and Stratford Stations.

Leasehold: 105 years remaining

Service Charge: £2124 per annum

Ground Rent: £125 per annum

Council Tax: Band C

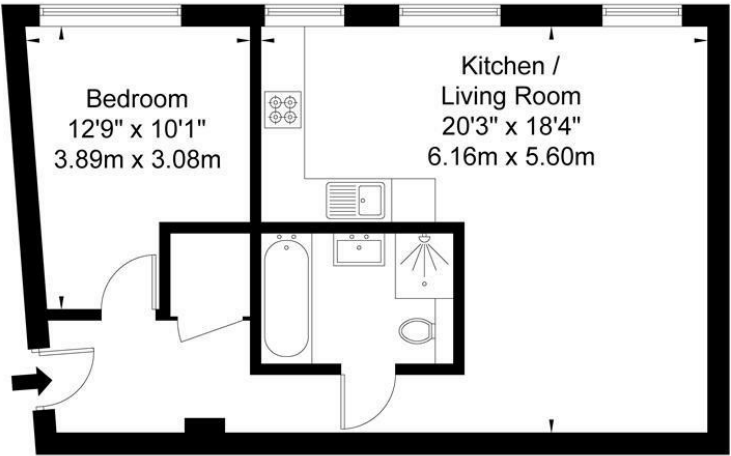






Vineyard Studios, Shaftesbury Road, E7 8PY

Approx Gross Internal Area = 51.4 sq m / 553 sq ft



First Floor

Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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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>	76	78
(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/tenants are advised to recheck the measurements

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