



PRICE GUIDE

**£375,000**

**Kirkdale Road**

London, E11 1HB

Guide Price: £375,000 - £400,000

The property has been newly refurbished throughout including new flooring and boasts stylish modern décor, elegant wood flooring, and a luxury fully fitted open-plan kitchen complete with integrated appliances, including a brand-new washing machine and dishwasher.

The spacious lounge features wood flooring and opens onto a private terrace, offering excellent space for both relaxing and entertaining. There are two generously sized double bedrooms and a beautifully finished bathroom suite, complete with both a bath and a walk-in shower.

Set in a prime location, the apartment benefits from a wide range of shopping amenities on your doorstep, including a 24-hour Tesco, as well as an excellent selection of local pubs and restaurants. Superb transport links are available, with frequent bus routes including 24-hour services, making this property ideal for commuters.

Offered chain free

Leasehold: 129 years remaining

Service Charge: £2900 per annum

Ground Rent: £250 per annum

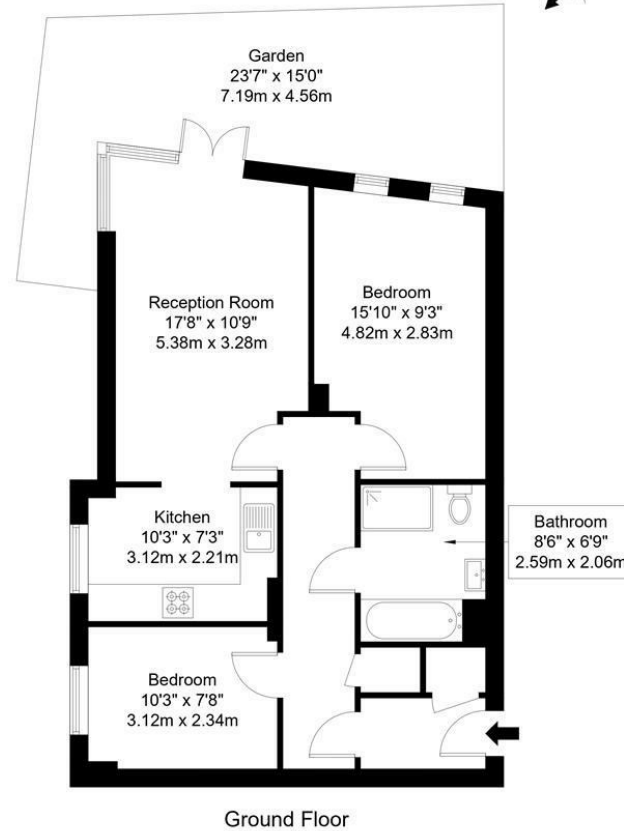
Council Tax: Band C





# Nexus Court, E11 1HB

Approx Gross Internal Area = 60.8 sq m / 654 sq ft



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. Maximum lengths and widths are represented on the floor plan. 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>                            | 75                      | 81        |
| (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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