



**£290,000**

**Beale Road**

London, E3 5LW

Set within a well-kept, purpose-built block is this 1 double bedroom apartment.

The property offers comfortable and easy to maintain living accommodation. There's a bright reception room, good sized double bedroom, separate fitted kitchen including fully maintained white goods, and a clean, modern bathroom in classic white. Featuring wood floors throughout, the flat has gas central heating and double-glazed windows.

The property is set just off Old Ford Road which is located just a few moments walk from Victoria Park Village and Roman Road Market.

Bow Road and Bow Church DLR as well as Mile End Underground Stations are close by as well as a number of bus routes.

Offered on a chain free basis.

Leasehold: 91 years

Service Charge: £1250 per annum

Ground Rent: £10 per annum

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>		<b>70</b>	<b>70</b>
(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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