



PRICE GUIDE

£325,000

Festubert Place

London, E3 2ZS

Price guide £325,000 -£350,000

The property features stylish décor throughout, modern flooring, and a contemporary fully fitted open-plan kitchen. The bright and spacious living area benefits from floor-to-ceiling windows allowing an abundance of natural light and provides access to a private balcony.

The apartment further comprises a generous double bedroom with built in wardrobe and a luxurious bathroom suite complete with ceramic tiled flooring and heated towel rails. Residents also benefit from well-maintained communal gardens, access to a communal roof terrace and secure entry system

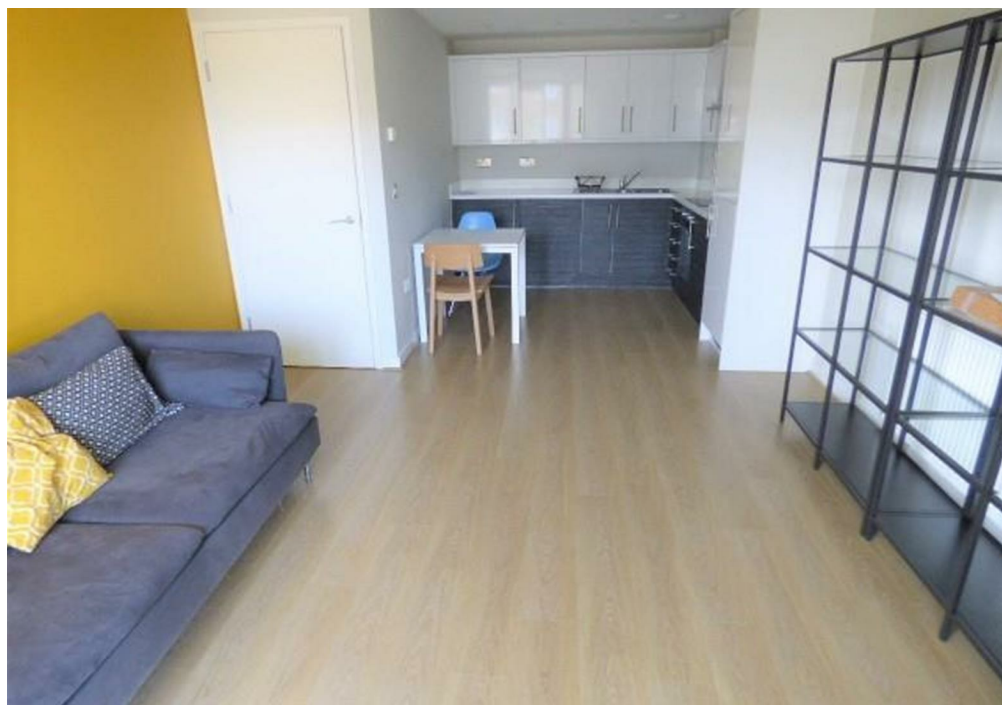
The property is ideally positioned for excellent transport links, with Bow Road station and Mile End station Underground stations, as well as Bow Church DLR station, all within a short walk. Numerous bus routes are also available nearby, including the 24-hour No. 8 and No. 25 services

Leasehold: 114 years remaining

Service Charge: £1600 per annum

Ground Rent: £200 Per annum

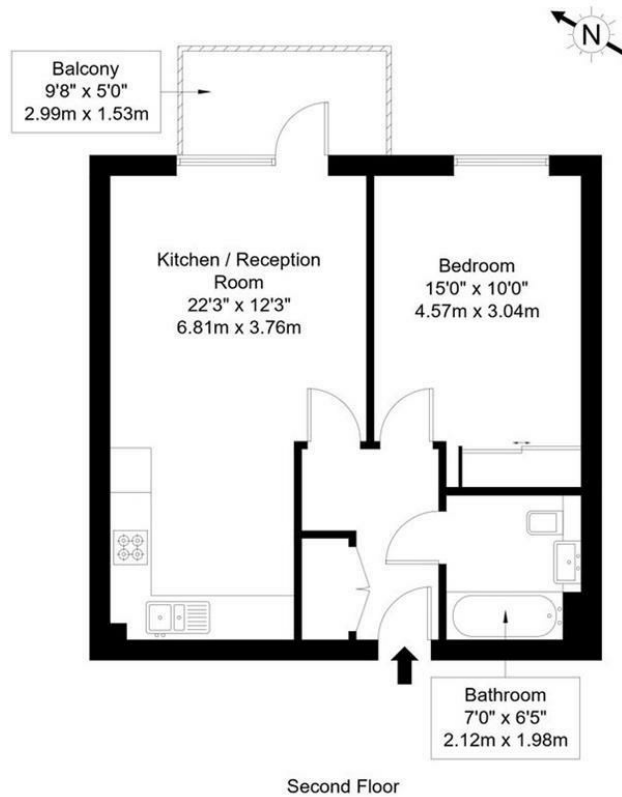
Council Tax: Band C





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Approx Gross Internal Area = 47.06 sq m / 507 sq ft
 Balcony = 4.57 sq m / 49 sq ft
 Total = 51.63 sq m / 556 sq ft



Ref :

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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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		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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