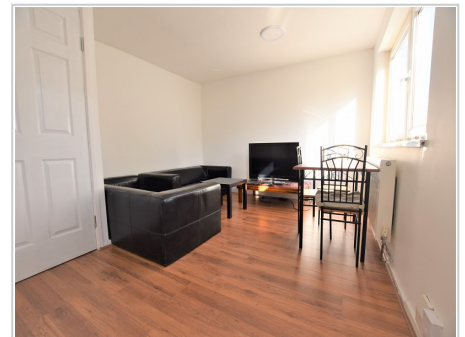


Berwick Road,  
London,  
Greater London.  
E16 3DS

335,000



- Refurbished to a High Standard
- Large Modern Kitchen Diner
- Spacious Living Room
- Family Bathroom WC
- Further WC
- 2 Double Bedrooms
- 1 Single Bedroom
- Private Balcony
- Gas Central Heating



**Ref: PRA10292**

Viewing Instructions: Strictly By Appointment Only

## General Description

LARGE 3 BEDROOM SPLIT LEVEL MAISONETTE: This spacious property is offered chain free and would make an ideal first time buy or rental investment, located close to Prince Regent DLR station: CALL NOW

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## Accommodation

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### Entrance

Wood laminate flooring, under stair cupboard radiator

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### Cloakroom/w.c

Double glazed window, low level wc, wash hand basin, tiled walls and floors

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### Kitchen/Diner (13' 6" x 9' 7") or (4.12m x 2.93m)

Double glazed window, modern grey gloss wall and base units, wood effect work tops, built-in gas hob, oven and extractor hood, single sink with mixer taps, wall mounted central heating boiler, tiled floor and radiator

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### Living Room (15' 9" x 8' 6") or (4.79m x 2.60m)

Double glazed window, wood laminate floor, radiator

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### Landing

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### Bedroom 1 (12' 8" x 9' 7") or (3.85m x 2.92m)

Double glazed window, carpet to floor, radiator

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### Balcony

Private balcony

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### Bedroom 2 (12' 8" x 9' 7") or (3.85m x 2.92m)

Double glazed window, carpet to floor, radiator

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### Bedroom 3 (7' 1" x 5' 5") or (2.17m x 1.64m)

Double glazed window, carpet to floor, radiator

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### Family Bathroom Wc

Double glazed window, this large bathroom consists of a panelled bath with shower mixer taps and glass shower door, vanity wash hand basin with mixer taps, large glass walk in shower cubicle with power shower, low level wc, tiled walls and floors radiator

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Services

EPC Rating:77

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band Not Specified





Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisers should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.