



Bow Sales, 634-636 Mile End Road, Bow, London E3 4PH

T 020 8981 2670 E bowsales@ludlowthompson.com W www.ludlowthompson.com

CECIL ROAD PLAISTOW



OIEO **£235,000 FOR SALE**

REF: 2796198

1 Bed, Conversion Apartment, Private Garden

Split Level - Close To Tube - Seperate Office/Nursery - Private Garden - Great Location - One Double Bedroom

Amazing, split-level, two bedroom apartment on Cecil Road, benefiting from a private garden, a spacious walk-in wardrobe and a location close to transport links and local amenities. On the market chain free. The ground floor comprises a bedroom a bathroom and a large, dine-in fitted kitchen, leading out to a spacious private garden; the second floor contains the large main bedroom with a spacious walk-in closet. This property is bright, light, and boasts generous outdoors space, which can be t... [continued below](#)

Train/Tube - Plaistow, Upton Park, Abbey Road, West Ham

Local Authority/Council Tax - Newham

Tenure - Leasehold

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Kitchen



Bedroom 2



Bedroom 2



Bathroom



Kitchen



Garden



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Garden



Main Bedroom



Exterior



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Cecil Road, London, E13

Approx. Gross Internal Area = 45.9sqm / 494.1sqft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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The ground floor comprises a bedroom a bathroom and a large, dine-in fitted kitchen, leading out to a spacious private garden; the second floor contains the large main bedroom with a spacious walk-in closet. This property is bright, light, and boasts generous outdoors space, which can be the perfect spot for alfresco dining or hosting barbecues.

Within a 10 minute walking distance you will find West Ham Park, Plaistow and Upton Park tube stations (Circle / District line / Hammersmith & City). Located in an area rich in amenities, with restaurants, pubs and local shops near by.

Tenure Details

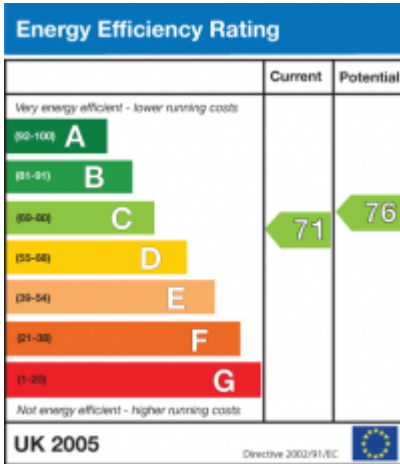
Tenure - Leasehold

Lease Length - 154 years

Service Charges - £2000 per year

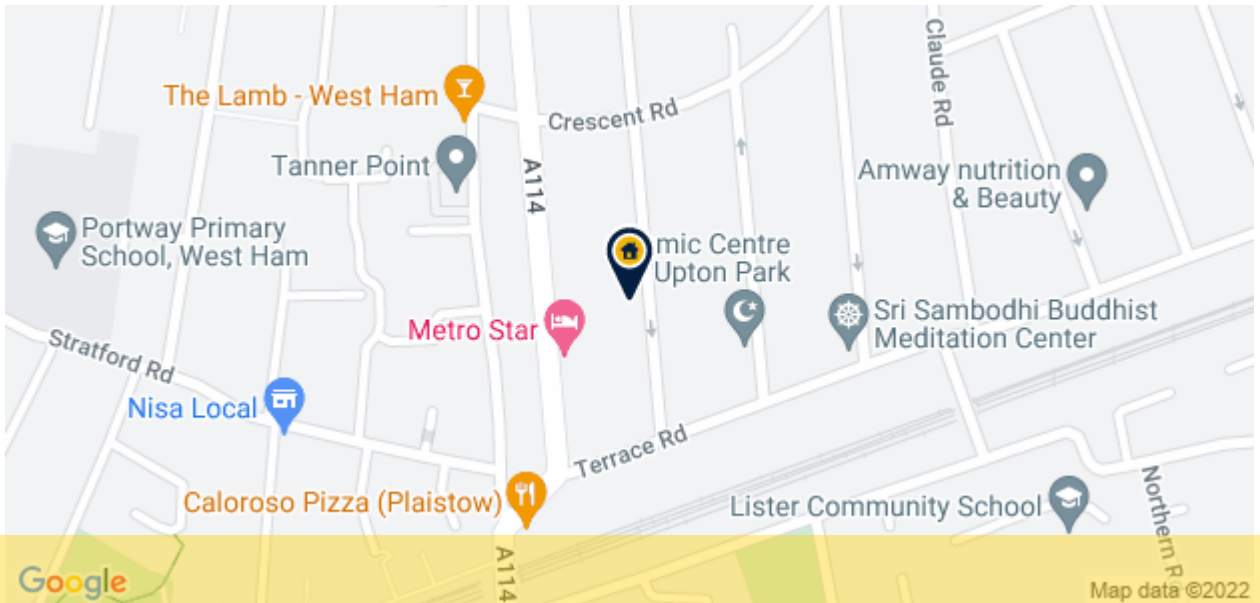


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CALL 020 8981 2670

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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Bow Sales Office quoting 2796198

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.