



City / Docklands Sales, 3-5 Dock Street, London E1 8JN

T 020 7480 0170 E docksales@ludlowthompson.com W www.ludlowthompson.com

ROMAN ROAD EAST HAM



SOLD

REF: 477122

2 Bed, Apartment, 1 Allocated Parking Space

First Floor - Modern Throughout - Close to local Amenities - Purpose Built Apartment - Two Double Bedrooms - Allocated Parking

Roman Road, E6 This two bedroom apartment situated on the first floor of this purpose built development. Presented in good condition throughout, the property comprises of a large dual aspect reception room with an open plan fitted kitchen, 2 spacious double bedrooms and a modern three piece bathroom suite. The apartment also benefits from allocated parking and gas central heating. Conveniently Located by the A13, the property is in close proximity to Beckton DLR and East ham and Upton Park Tube... **continued below**

Train/Tube - Beckton, Royal Albert, Beckton Park, Prince Regent

Local Authority/Council Tax - Newham

Tenure - Leasehold

ludlowthompson



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Reception Room



Kitchen



Bedroom 1



Bedroom 2



Exterior



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TOTAL APPROX. FLOOR AREA 680 SQ.FT. (63.2 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
Made with Metropix ©2012

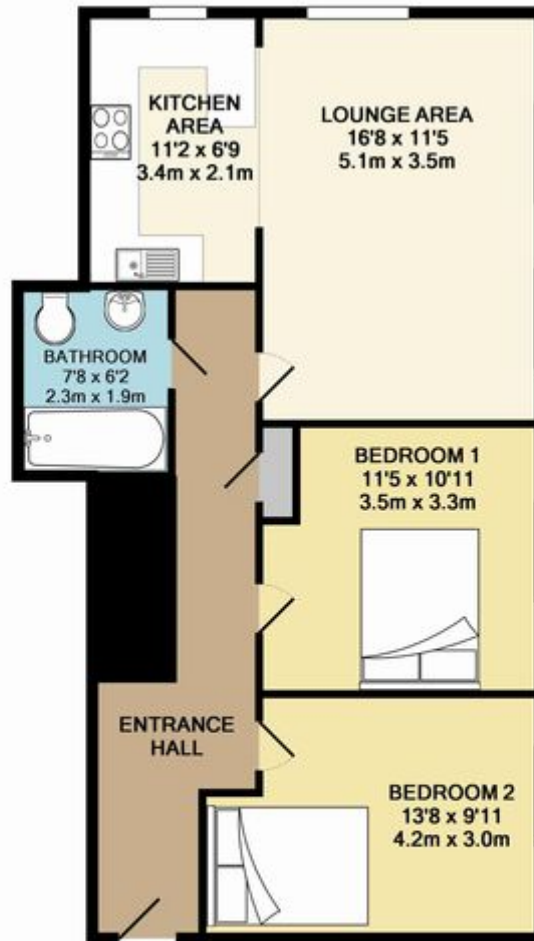
Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not 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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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Reception Room - 3.5m x 5.1m (11' 5" x 16' 8")

Kitchen - 2.1m x 3.4m (6' 10" x 11' 1")

Bedroom 1 - 3.3m x 3.5m (10' 9" x 11' 5")

Bedroom 2 - 3.0m x 4.2m (9' 10" x 13' 9")

Tenure Details

Tenure - Leasehold

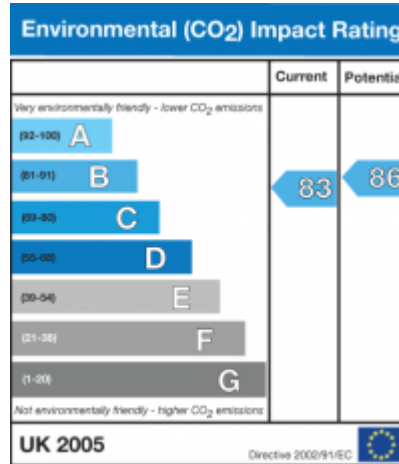
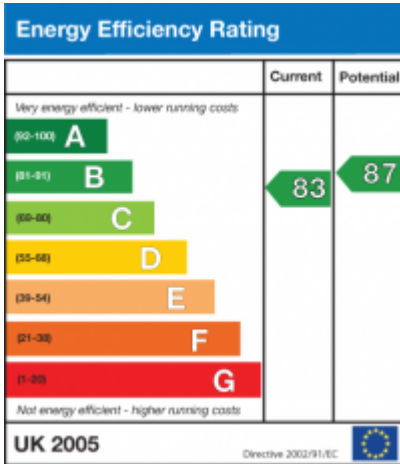
Lease Length - 118 years

Service Charges - £140 per month

Ground Rent - £150 per year



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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 City / Docklands Sales Office quoting 477122

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.