



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

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

PARTRIDGE CLOSE DOCKLANDS



SOLD

REF: 497638

3 Bed, End of Terrace House, Private Garden, 1 Garage Parking Space

Chain Free - Private Garage - Ideal Buy - Three Bedroom End of Terrace - Excellent Transport Links - Quite Residential Area

Partridge Close, E16. A charming three bedroom end of terrace house located in this lovely residential close just off Tollgate Road. The property comprises of three double bedrooms, reception, dining room, kitchen, bathroom, private garden, as well as a private garage. Offered chain free, the property also boasts excellent transport links with Beckton Park DLR station allowing easy access into Canary Wharf and the City. .

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

Local Authority/Council Tax - Newham

Tenure - Freehold

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Reception Room



Bedroom 1



Bedroom 2



Bedroom 3



Dining Room



Kitchen



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Bathroom



Private Garden



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1ST FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 531 SQ.FT.
(49.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 907 SQ.FT. (84.3 SQ.M.)

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.
Made with Metropix 02012

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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Reception Room - 4.2m x 4.8m (13' 9" x 15' 8")

Bedroom 1 - 2.8m x 3.9m (9' 2" x 12' 9")

Bedroom 2 - 2.8m x 3.4m (9' 2" x 11' 1")

Bedroom 3 - 2.4m x 2.4m (7' 10" x 7' 10")

Dining Room - 2.3m x 3.0m (7' 6" x 9' 10")

Kitchen - 2.5m x 3.0m (8' 2" x 9' 10")

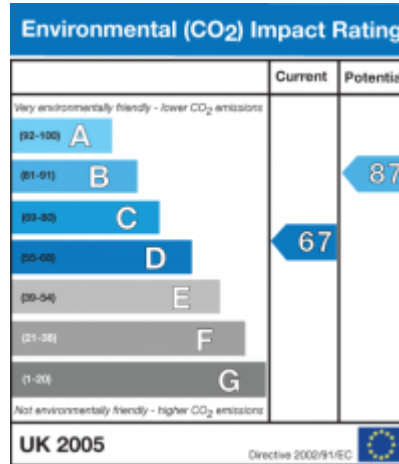
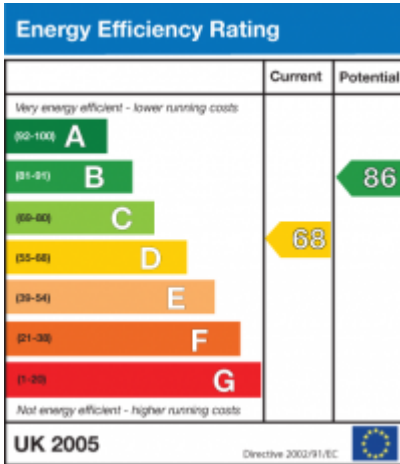
Bathroom - 1.90m x 2.30m (6' 2" x 7' 6")



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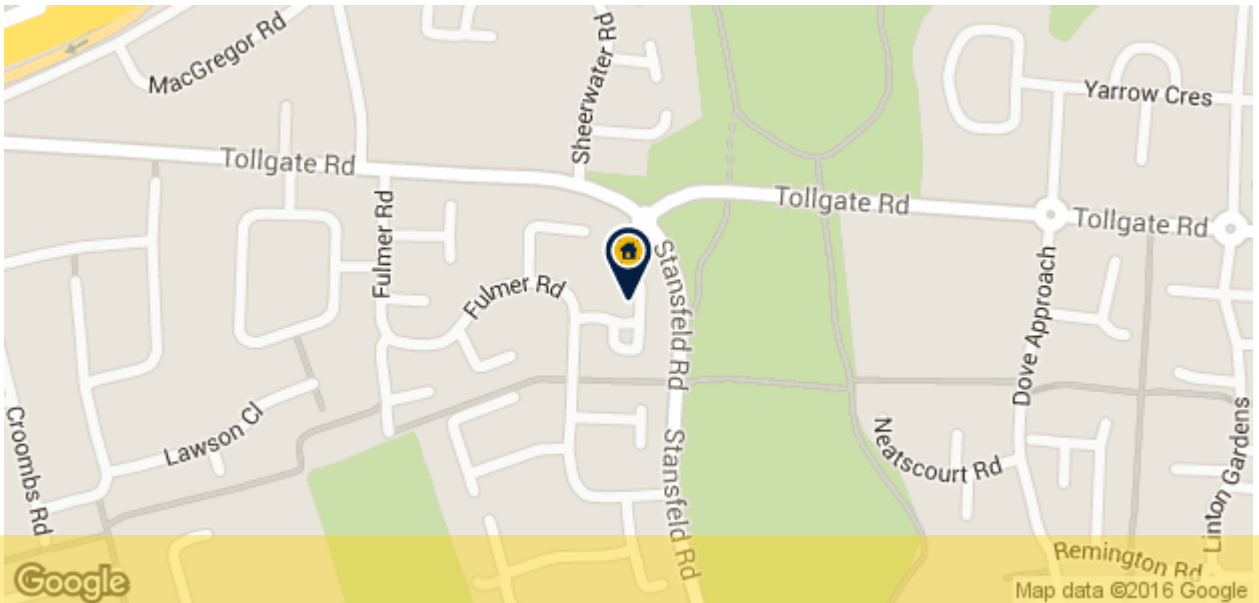




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When you want to view a property through us it helps to bear in mind the following:

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 Docklands Sales Office quoting 497638

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.