



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

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

## ETHEL ROAD DOCKLANDS



**SOLD**

**REF: 634814**

### **5 Bed, End of Terrace House, Private Garden**

**Freehold - Ideal Buy To Let - 10% Yield - Chain Free - Five Bedroom House - End Of Terrace - Excellent Transport Links**

This property may be demolished as part of the regeneration plans for the area in 2018, so we invite **CASH BUYERS ONLY** for a buy to let investment. Upon any demolition, owners will be given market value price at the time plus 10% of that value in addition. End of terrace five bedroom freehold house moments from the Excel Arena in Docklands. The property comprises of five bedrooms, a reception room (also used as a bedroom), a large kitchen / diner, bathroom, shower room, and private garden. Offe... **continued below**

**Train/Tube - Custom House, Prince Regent, Royal Victoria, West Silvertown**

**Local Authority/Council Tax - Newham**

**Tenure - Freehold**

**ludlowthompson**



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Reception Room (used as bedroom)



Kitchen / Diner



Bedroom 1



Bedroom 2



Bedroom 3



Shower Room



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Private Garden



Exterior



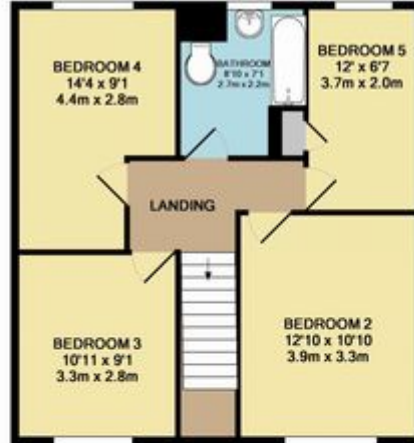
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# ETHEL ROAD DOCKLANDS



GROUND FLOOR  
APPROX. FLOOR  
AREA 586 SQ. FT.  
(54.4 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 583 SQ. FT.  
(54.2 SQ. M.)

TOTAL APPROX. FLOOR AREA 1169 SQ. FT. (108.6 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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2013

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 of furnishings. Rely upon your own measurements only. Areas quoted are only a guide.





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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  
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End of terrace five bedroom freehold house moments from the Excel Arena in Docklands. The property comprises of five bedrooms, a reception room (also used as a bedroom), a large kitchen / diner, bathroom, shower room, and private garden. Offered chain free, the property is ideal for the buy to let investor, currently offering a 10% yield at the asking price. Located ideally with excellent transport links (Custom House DLR) the property is sure to attract a lot of interest. To arrange a viewing please call the City/Docklands Sales Team on 020 7480 1070.

Reception Room (used as bedroom) - 3.20m x 3.90m (10' 5" x 12' 9")

Kitchen / Diner - 3.1m x 5.9m (10' 2" x 19' 4")

Bedroom 1 - 3.2m x 3.9m (10' 5" x 12' 9")

Bedroom 2 - 3.3m x 3.9m (10' 9" x 12' 9")

Bedroom 3 - 2.8m x 3.3m (9' 2" x 10' 9")

Bedroom 4 - 2.8m x 4.4m (9' 2" x 14' 5")

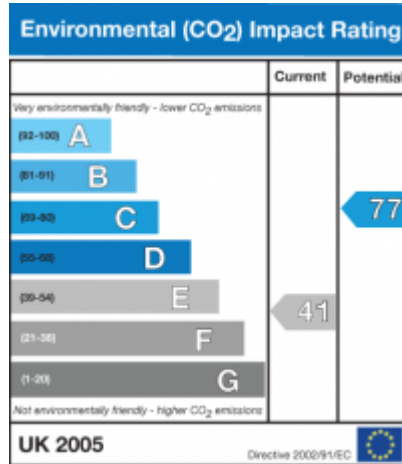
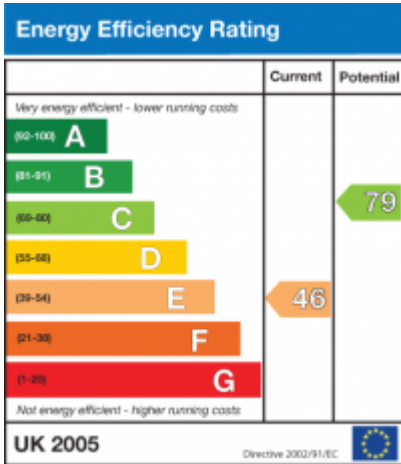
Bedroom 5 - 2.0m x 3.7m (6' 6" x 12' 1")

Bathroom - 2.2m x 2.7m (7' 2" x 8' 10")

Shower Room - 1.6m x 1.8m (5' 2" x 5' 10")



# ETHEL ROAD DOCKLANDS

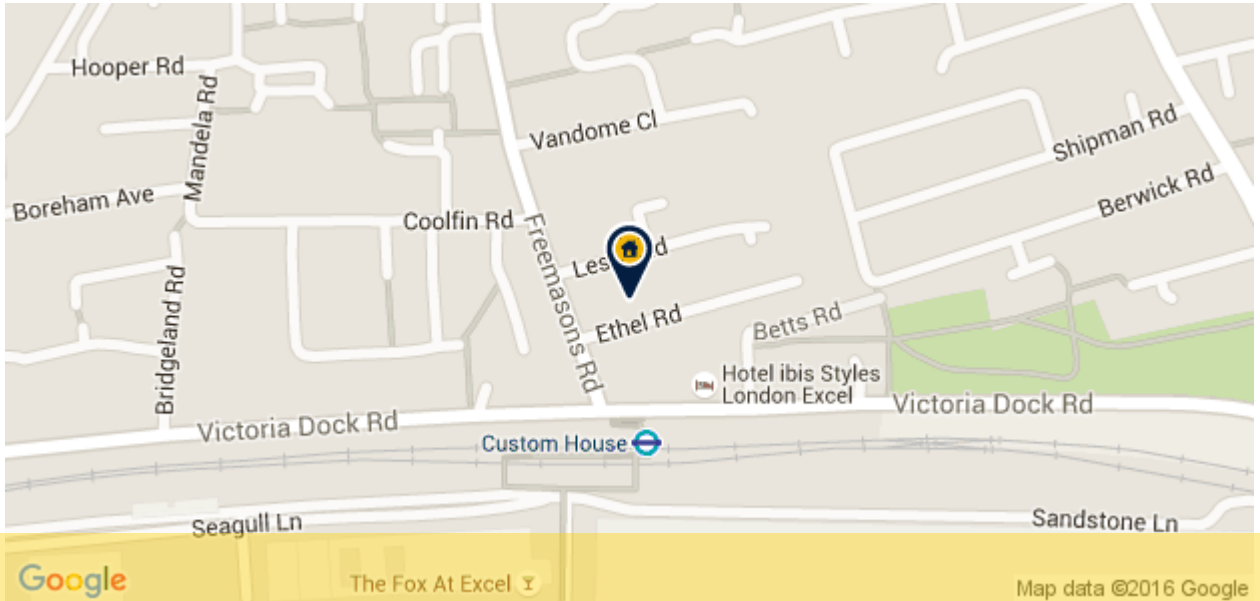




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### When you want to view a property through us it helps to bear in mind the following:

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 634814

### 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.

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