



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

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

RICHARD HOUSE DRIVE DOCKLANDS



SOLD

REF: 849628

2 Bed, Terraced House, Private Garden, 1 Allocated Parking Space

Off Street Parking - Excellent Transport Links - Separate Kitchen - Mid Terraced House - First Floor Bathroom - No Onward Chain

An excellent opportunity to acquire this well presented two bedroom mid terraced house in a quiet cul-de-sac. The property comprises of a reception room, separate kitchen, two double bedrooms, bathroom and private garden. This freehold property is offered to the market chain free with excellent transport links into the City and Canary Wharf. This property makes an ideal purchase for a buy-to-let investor or first time buyer. To arrange a viewing please call the City sales team on 020 7480 0170.

Train/Tube - Royal Albert, Beckton Park, Prince Regent, Silvertown and London City Airport

Local Authority/Council Tax - Newham

Tenure - Freehold

ludlowthompson



RICHARD HOUSE DRIVE DOCKLANDS



Lounge



Kitchen



Bathroom



Bedroom



Bedroom



Garden



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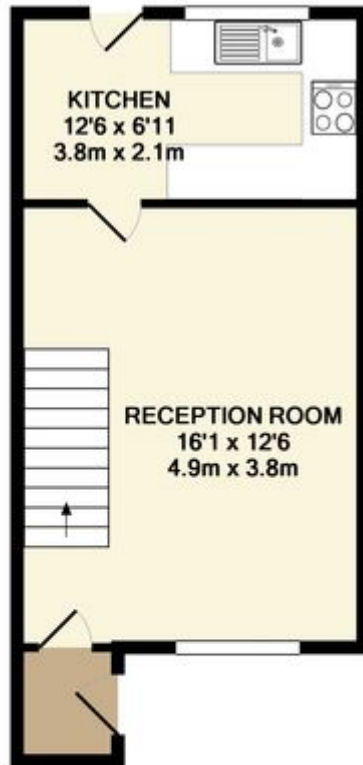
Lounge different angle



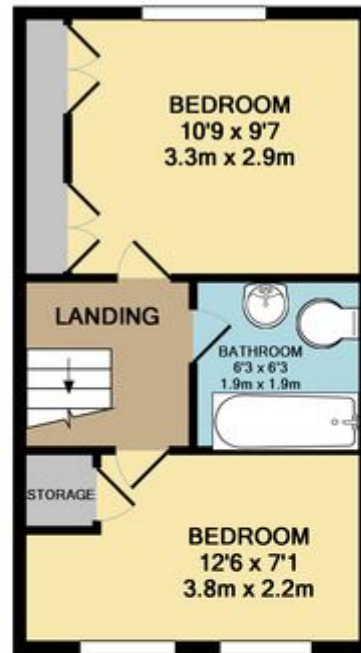
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GROUND FLOOR
APPROX. FLOOR
AREA 302 SQ.FT.
(28.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 287 SQ.FT.
(26.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 588 SQ.FT. (54.7 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 ©2015

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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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 ©2015

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Lounge

Kitchen

Bathroom

Bedroom

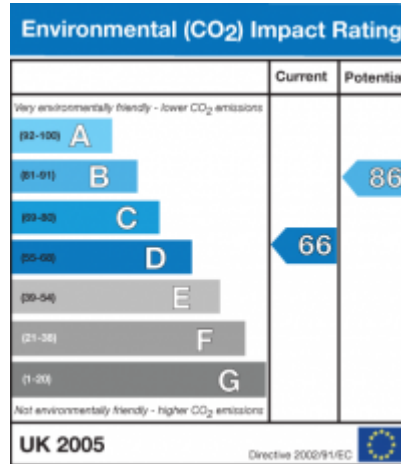
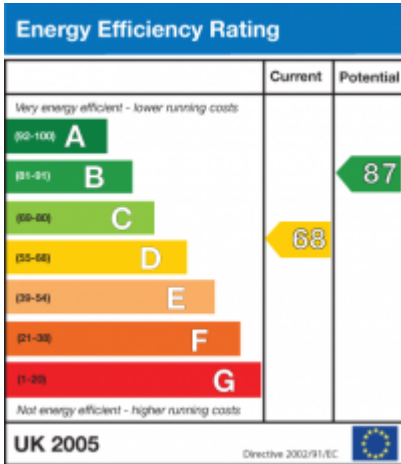
Bedroom

Garden

Lounge different angle



RICHARD HOUSE DRIVE DOCKLANDS

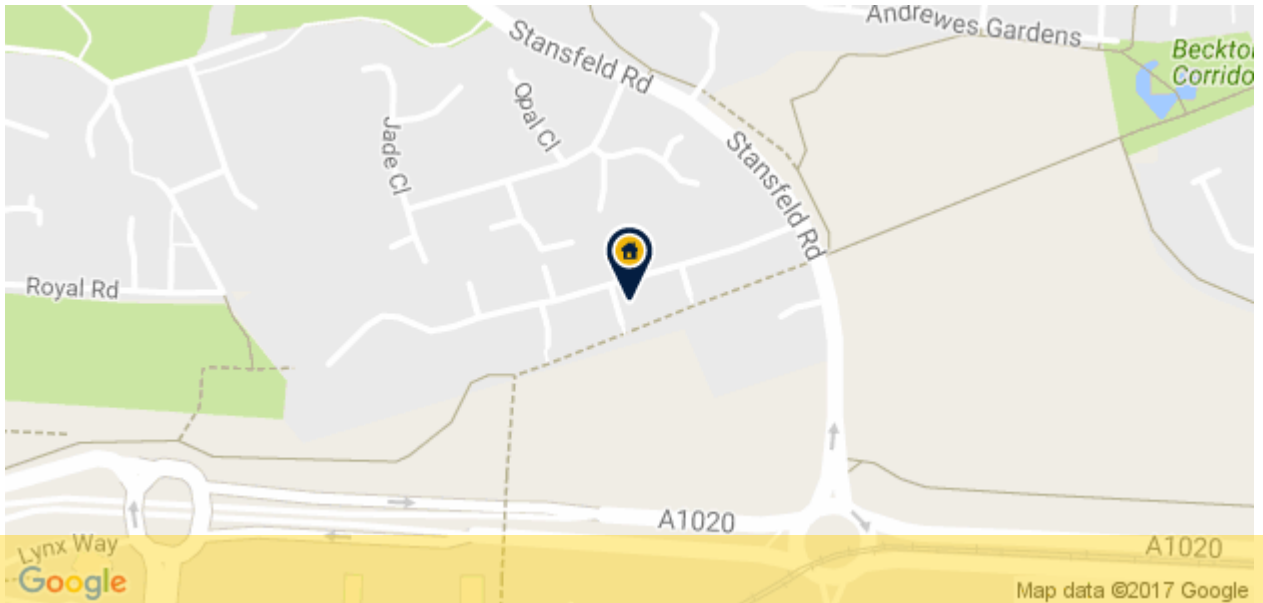




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When you want to view a property through us it helps to bear in mind the following:

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 849628

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.