

1 Bed Flat In Evelyn Denington Road , London, E6 5YH

£230,000





SHORT DESCRIPTION

Property Ref: 13674 Freehold and 970 leasehold flat. Lovely 1 bed flat for sale by owner. Newly renovated kitchen bathroom, master bedroom, and living room. Situated in a tranquil area of Beckton E6, East London, Newham. Living room: 4x4 square meters. Extra large stylish porcelain tiles fitted on the floor. Tall 20 cm real oak wood skirting board fitted all around the perimeter of the living room. Real oak wood fitted on the door frame. Stylish oak effect door. Extra large wardrobe with large mirrors for storage, this can be removed if desired. Large double-glazing PVC window in excellent working condition. This prevents cold, dampness, and noise from coming into the property. Extra large black-out curtains to keep warmth and light out if desired. Six dimmable warm LED downlights. Master bedroom: 3x3 square meters. Built-in wardrobe with plenty of storage capacity for shoes, clothes, sheets, luggage, etc. 4 dimmable LED warm downlights. Large stylish porcelain tiles (white) with underfloor heating fully working. Double glazing window in excellent working condition. Tall real oak wood skirting board fitted all around the perimeter of the room. Stylish Oak effect door with combination/code security handle fitted. Stylish extra-large blackout curtains for heat conservation. A dimmer switch fitted next to the bed for convenience is very practical. A standard light switch is also fitted by the door. Bathroom: 2x3 square meters. Whirlpool/Jacuzzi-type bath tab with 16 water jets, fully working with a start-up button built in. Porcelain tiles on walls. Extra large shower head. Porcelain tiles on the floor. Extra large mirror with sensor light built in. Separate cabinet with mirror fitted for storage. Sink with cabinet underneath it. Stylish floating toilet seat. Heating fitted on the wall, operated via remote control. Real Oak skirting board 20 cm tall, 2 cm thick fitted all around the bathroom. Real oak wood door frame fitted all around the bathroom door. Stylish Oak effect door. Motion sensor light fitted / 3 dimmable LED warm downlights. Two chrome effect towel rails fitted. Advanced Kair extractor fan fitted with humidity sensor fitted / fully working. Corridor: Dimmable warm downlights and carpet fitted. Kitchen: Newly renovated cabinets in white. Double PVC glazing fitted in excellent condition. Extractor fan above hobs and on the wall fitted. 60 cm electric ceramic hobs in very good working condition. Electric oven in very good working condition. Floor tiles. Light sensor with 3 dimmable LED warm downlights. Large 16-way new consumer box fitted new with metal enclosure compliant with building regulations. This property has access to a very large attic via a retractable aluminum folding ladder, that can only be used/accessed by the occupant of the unit throughout the year. Please note and be aware this attic is not part of the deed/lease. The attic has a large 500W motion sensor flood light. Water system: The cold water comes from the mains. Hot water: A new, modern 150-litre hot water cylinder has been fitted with a 30-minute boost built-in system. Smoke detector / Fire alarms in all rooms + fire extinguisher in the kitchen. This property is operated with electricity only (smart meter fitted). There is no gas in the property, therefore no boiler / no carbon dioxide alarm is needed. This property has an allocated parking space off-road which is part of the lease. CCTV: Two cameras fitted outside the flat in the communal area by the entrance door to the flat to monitor traffic, parcel deliveries, visitors, etc. These cameras belong to the property and are controlled by the property occupants via app. This property is a short 5-minute walk to DLR (District, Light, Railway - 4 stops to Custom House and 6 stops to Canning Town) Supermarkets such as Lidl, and Asda. 4-minute walk to local GP, library, primary and secondary schools, Natwest bank, local pub, Premier Inn. Local 24-hour buses to the city center, Custom House Underground, and Canning Town Underground. The development has a communal garden with a baby pram and bicycle storage outside. Efficient managing agent. GBP 104/PCM in service charges. This is a leasehold and freehold property this means you are the leaseholder of the flat and the freeholder of the building. GBP 1500 / PCM on the rental market, very high demand for this property in this area. . it's not tenanted at the moment. CHAIN FREE !! 970-year-long lease. Council Tax band B GBP 0 ground rent / There is no ground rent cost on the property. Any questions, don't hesitate to ask me, please, I'll be happy to help you....



Bed Room(s)



Bath Room(s)

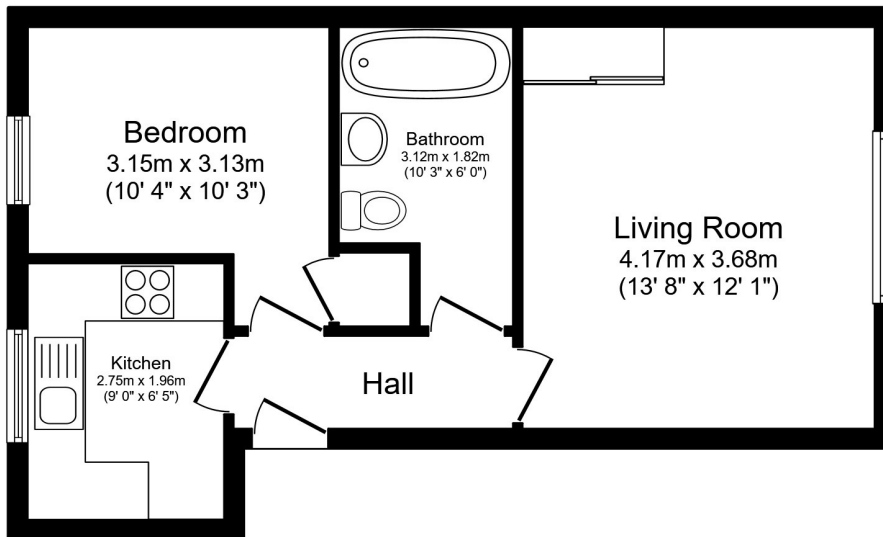


Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 39.1 m² (421 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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