



1 bed flat to buy in E3

26 Navigation Road, London, E3 3TN

£325,000 Starting Bid

🛏 x1 🚿 x1 🚻 x1

Tenure

Leasehold

Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ One bedroom apartment
- ✓ Amazing day and night time views
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Community Scheme
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £325,000.00.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Nestled along the picturesque Navigation Road in London, this charming modern house offers a delightful living experience. Spanning an impressive 560 square feet, the property features one well-appointed reception room, one spacious bedroom, and a contemporary bathroom, making it an ideal choice for individuals or couples seeking a comfortable home.

Built in 2015, this residence boasts a sleek and stylish design, perfectly suited for modern living. The property is enhanced by a lovely balcony that provides stunning views of the surrounding area, allowing you to enjoy the serene atmosphere of canal-side living. The combination of natural light and open space creates a warm and inviting environment, perfect for relaxation or entertaining guests.

With its prime location, you will find yourself in close proximity to local amenities, transport links, and the vibrant culture that London has to offer. This house is not just a place to live; it is a lifestyle choice that embraces both comfort and convenience. Whether you are looking to invest or find your next home, this property is a remarkable opportunity that should not be missed

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 115

Annual Ground Rent Amount: £350.00

Annual Service Charge Amount: £2,194.00

Price: Starting Bid £325,000

Property Type: Flat

Parking: None

Year built: 2015

Construction materials: Insulated concrete framework

Roofing type: Metal roofing

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Community Scheme

Electric: National Grid

Water: Direct mains water

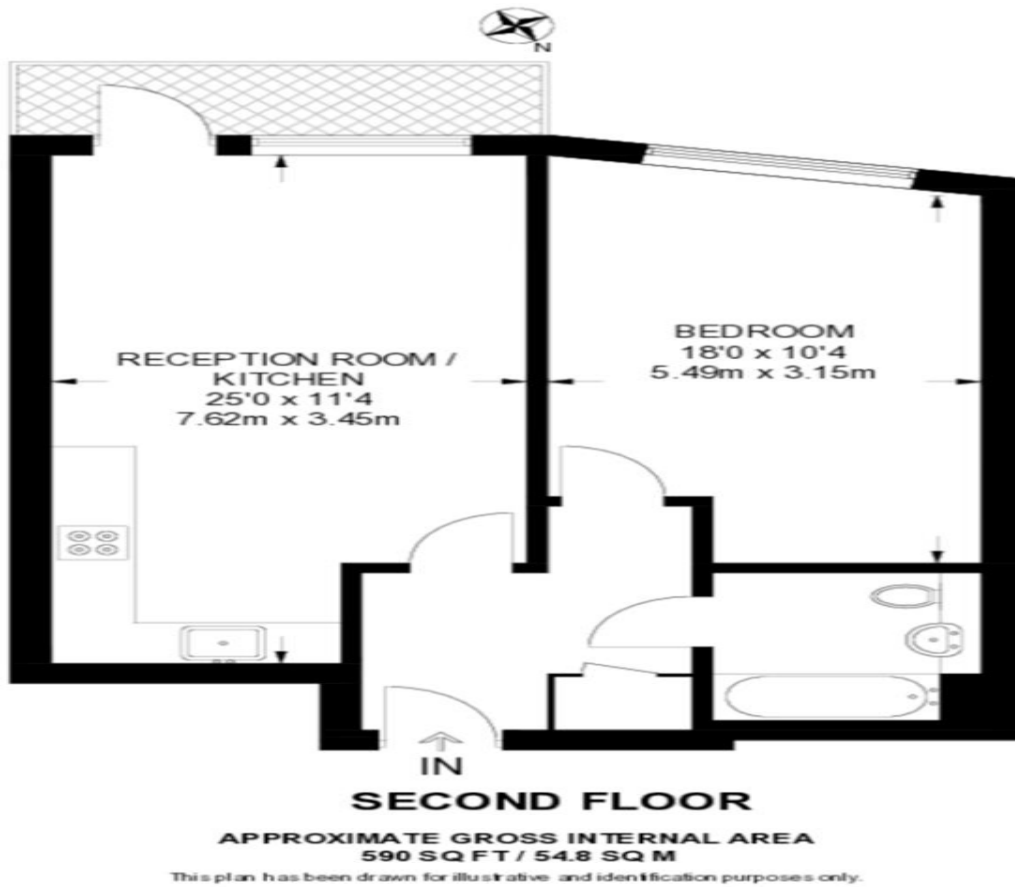
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: Yes

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

26 Navigation Road, London, E3 3TN

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,
london@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

