

**Auction**

2 bed flat to buy in SE17

Empress Street, London, SE17 3HH

£135,000

 Starting Bid

 x2  x1  x1

Tenure

Leasehold

Permit Parking parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 2 Bed Maisonette
- ✓ Private Garden
- ✓ Ample Storage
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Split-level two-bedroom maisonette extending to 718 sq ft, with its own private garden.

The front door opens into a welcoming hallway with useful built-in storage. The U-shaped kitchen provides ample worktop and cupboard space, while to the rear, the spacious reception room features doors opening directly onto the private garden.

Upstairs, there are two well-proportioned double bedrooms, both offering built-in cupboard space, along with a family bathroom and separate toilet.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 99

Annual Ground Rent Amount: £100.00

Annual Service Charge Amount: £2,000.00

Price: Starting Bid £135,000

Property Type: Flat

Parking: Permit Parking

Year built: 1960

Construction materials: Insulated concrete framework

Roofing type: Flat

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: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

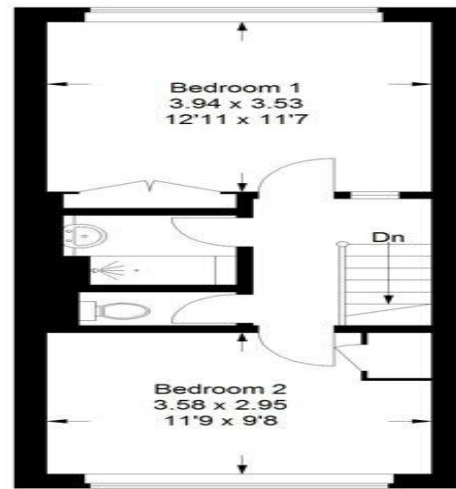
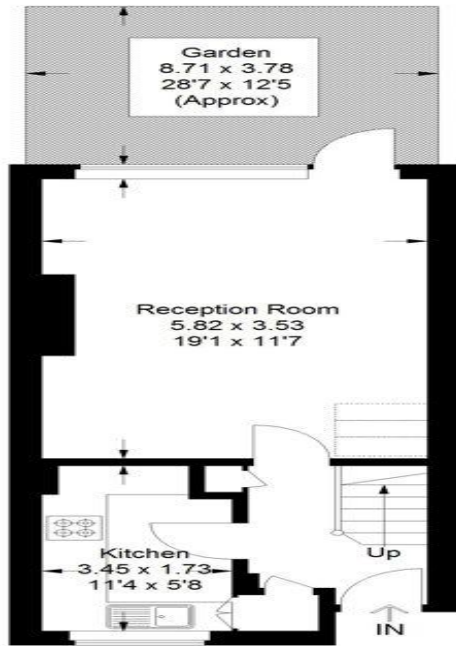
Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Empress Street, SE17

Approximate Gross Internal Area
66.7 sq m / 718 sq ft



Ground Floor

First Floor

= Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1335687)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Empress Street, London, SE17 3HH

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

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