



3 bed maisonette to buy in IG8

Roding Lane North, Woodford Green, ., IG8 8NN

£290,000 Starting Bid

 x3  x1  x1

Tenure

Leasehold

Off Street parking

Property features

- ✓ THREE BEDROOM MAISONETTE
- ✓ SEPERATE FITTED KITCHEN
- ✓ CHAIN FREE
- ✓ PRIVATE PARKING
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ 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 £300,000

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.

Absolute Property are delighted to offer this first floor three bedroom maisonette. This sought after location benefits from local shops and amenities nearby as well as Claybury Park open space area offering outdoor activities.

This property offers great living space with a total area of 65.3 sq meters: a bright and spacious reception room, separate modern fitted kitchen with good storage space, contemporary tiled bathroom, three good size bedroom, double glazed windows, GSH and access to a loft area
Further benefits include private parking, direct access to rear garden and shed. Long lease 120 years (no service charges or ground rent) Excellent opportunity for a first time buyer or investor to buy this chain free property. Viewing highly recommended.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 120

Price: Starting Bid £290,000

Property Type: Maisonette

Parking: Off Street

Construction materials: Brick and block

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

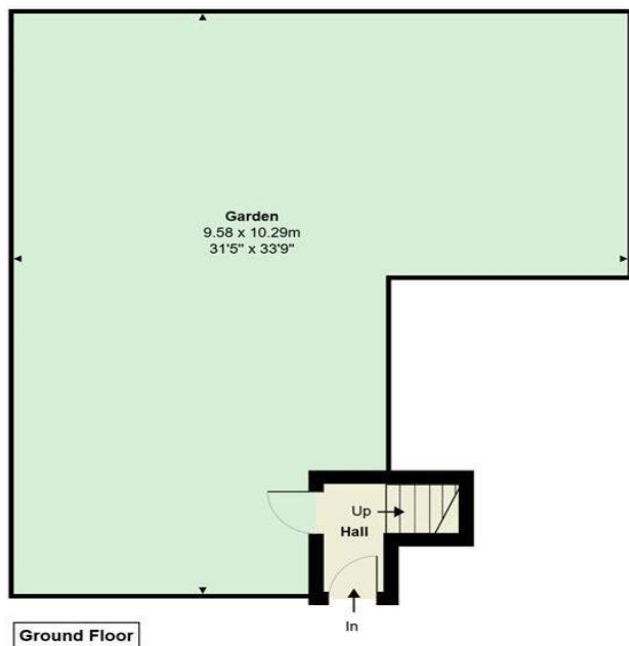
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Roding Lane North, Woodford Green, IG8 8NN

Total Area: 65.3 m² ... 703 ft² (excluding garden)

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	56	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Roding Lane North, Woodford Green, ., IG8 8NN

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.

