



## 2 bed apartment to buy in E1W

Reardon Street, London, Greater London, E1W 2QJ

**£270,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Permit Parking parking

## Property features

- ✓ Being Sold Via Secure Sale Online Bidding T&Cs Apply
- ✓ Two Bedroom Flat
- ✓ Third Floor
- ✓ Good Condition Throughout
- ✓ 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: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Kings Group are delighted to present this charming home in one of London's most desirable locations. Offering two well-proportioned bedrooms, a functional kitchen, and a bright living area, this property provides the perfect opportunity for those looking to put their own stamp on a home through some modernisation and refurbishment.

The property offers a private balcony, off-street parking and a communal garden, adding further appeal and practicality. With its excellent transport links, nearby local amenities, and green spaces just moments away, this home is perfectly positioned for first-time buyers, families, or professionals seeking a property with potential.

Although it requires some updating, it offers fantastic potential to create a comfortable, bespoke living space in a fantastic location. Don't miss the opportunity to make this property your own—contact us today to arrange a viewing!

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 84

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £1,815.00

Price: Starting Bid £270,000

Property Type: Apartment

Parking: Permit Parking

Year built: 1930

Construction materials: Brick and block

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: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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