



3 Bedroom Flat for Sale

Ernest Street, Stepney Green, London, E1 4RD



Key Features

- 3 Double Bedrooms
- Large Living Room
- Separate Kitchen
- Excellent Transport Links
- Close to Local Amenities
- Chain Free
- Close to Queen Mary University

£430,000

Description

GUIDE PRICE: £410,000 - £440,000

TMV present this three bedroom third flat located in Stepney Green, E1.

The property benefits from three excellent sized rooms in addition to a large living room and separate fitted kitchen. The property also has double glazing, gas central heating and a balcony.

This is an ideal opportunity for both first time buyers and investors as the property offers a high rental yield.





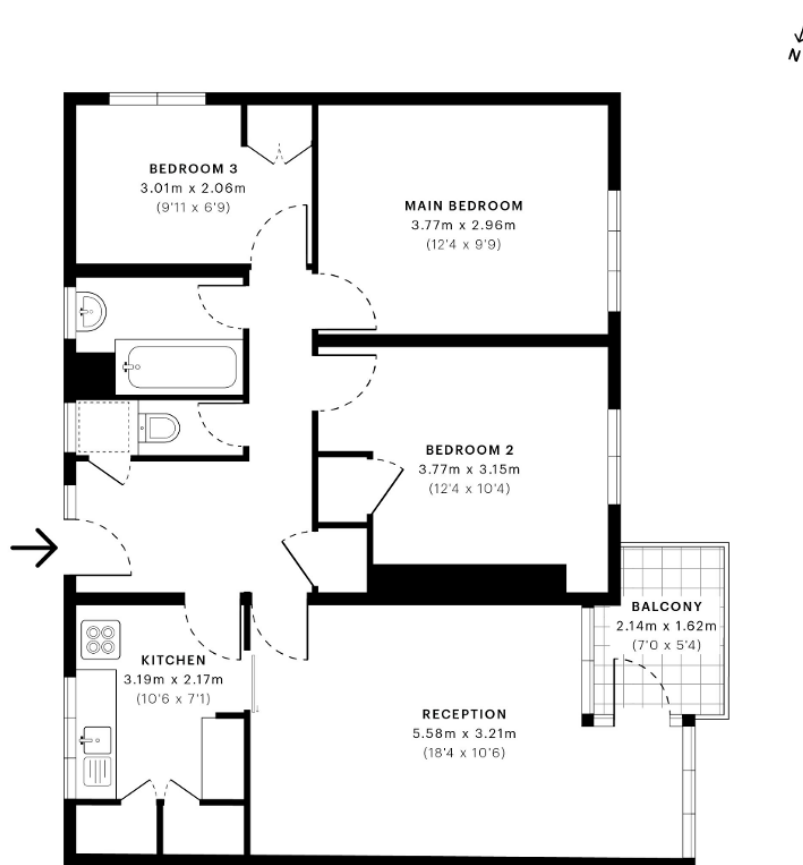


Genoa House, E1

CAPTURE DATE 29/11/2021 LASER SCAN POINTS 2,736,261

GROSS INTERNAL AREA

68.16 sqm / 733.67 sqft



— Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
68.16 sqm / 733.67 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes vestibules, restricted head height
62.66 sqm / 674.47 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
3.04 sqm / 32.72 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.51 sqm / 5.49 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 73.25 sqm / 788.46 sqft
IPMS 3C RESIDENTIAL 67.99 sqm / 731.84 sqft

SPEC ID: 61a0e99711b59a0dd7988e69

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.