



TRELAWNEY ESTATE, PARAGON ROAD, E9
£280,000 LEASEHOLD

OUTSTANDING VALUE ONE BEDROOM APARTMENT WITH PRIVATE BALCONY

GREAT VALUE | PERFECT FIRST BUY OR BUY TO LET | WOOD FLOORS | DOUBLE GLAZING
 PRIVATE BALCONY | POPULAR LOCATION

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See things differently



DESCRIPTION:

This fantastic value one bedroom apartment occupies the ground floor of a purpose built block in a fantastic location just off the ever-popular Mare Street.

Offering a spacious reception, separate modern kitchen, double bedroom, family bathroom suite and private balcony. Further benefiting from neutral décor, wood floors and double glazing throughout.

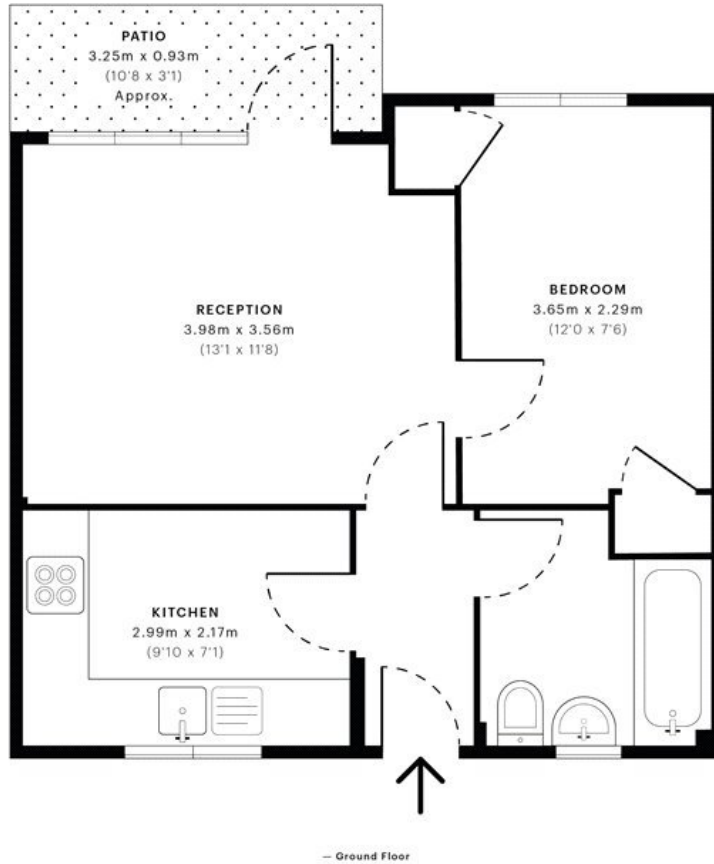
A brilliant first time buy or buy to let investment!

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GROSS INTERNAL AREA (GIA)
The footprint of the property
36.18 sqm / 389.44 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, restricted head height
34.95 sqm / 376.20 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft

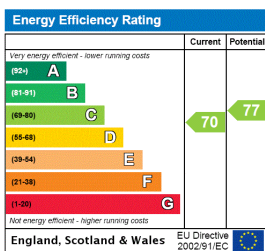


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual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

IPMS 3B RESIDENTIAL 37.10 sqm / 399.34 sqft
IPMS 3C RESIDENTIAL 35.96 sqm / 387.07 sqft

spec id: 613a1ab3fc4af60db6d8444b

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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