



**Falmouth Street, Stratford, E15 1JQ**

Price:  
£ 330,000





# Falmouth Street, Stratford, E15 1JQ

Price: £ 330,000 2 bedroom house

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## OVERVIEW

A well presented two bedroom purpose built apartment, benefiting from allocated parking and a long lease.

This property comprises of a spacious lounge, walk-in wardrobe off the master bedroom and a separate kitchen. The apartment benefits from an extended lease with approximately 186 years remaining.

## KEY FEATURES

- First floor
- Two bedroom
- Walk-in wardrobe in master bedroom
- Spacious lounge
- Allocated off-street parking
- Within walking distance of Maryland & Stratford Stations
- Service charge; £1.920 per annum
- Ground rent; £20 per annum
- Tenure; Leasehold 186 years
- \*AVAILABLE TO VIEW 7 DAYS A WEEK\*

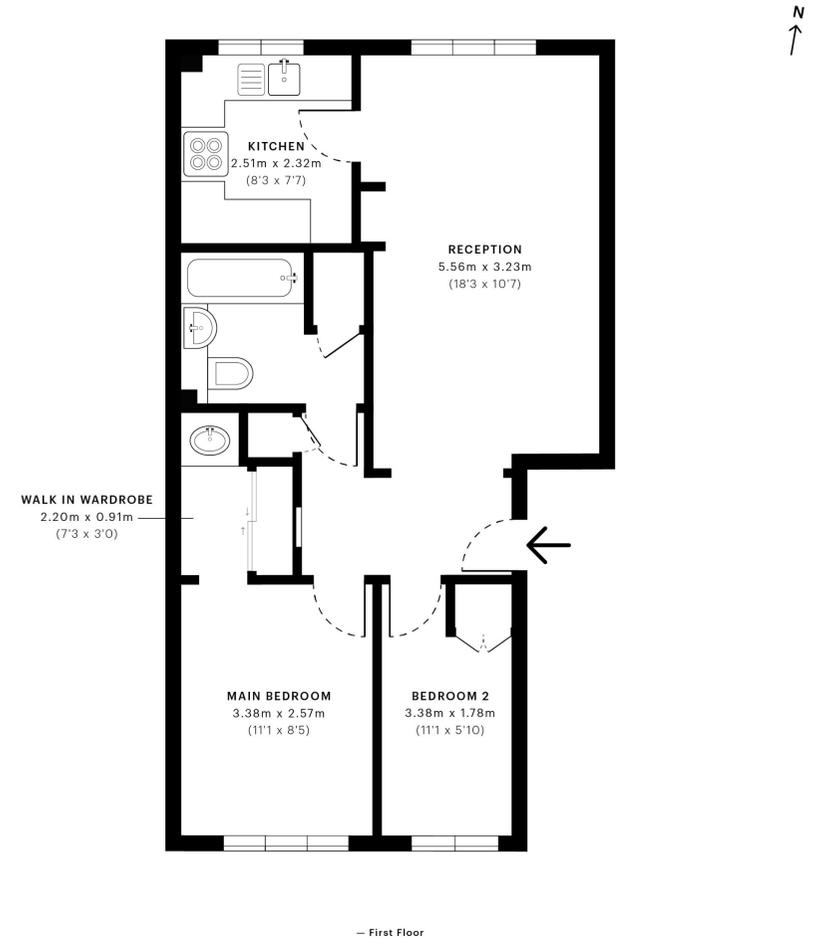


Falmouth Street, E15

CAPTURE DATE 23/01/2021 LASER SCAN POINTS 1,466,207

GROSS INTERNAL AREA

53.41 sqm / 574.90 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
53.41 sqm / 574.90 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
50.35 sqm / 541.96 sqft

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

RESTRICTED HEAD HEIGHT  
Unlimited use area under 1.5 m  
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 53.41 sqm / 574.90 sqft  
IPMS 3C RESIDENTIAL 50.46 sqm / 543.15 sqft

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