



 **3**
Bedrooms

 **2**
Bathrooms



CHAIN FREE | Three Bedrooms | SPLIT-LEVEL MAISONETTE |
Excellent Decorative Order | Communal Parking | ATTRACTIVE REAR
GARDEN...

Gracechurch Property Services are delighted to market this beautifully renovated **three-bedroom maisonette**. Reculver Mews has been lovingly looked after by the current owners and is set on the ground and first floors, with its own entrance and features a gorgeous **garden with patio**.

Upon entering the property, the hallway leads to a downstairs lavatory, a cloakroom, a **spacious kitchen/diner** and a **modern living room**. The kitchen-diner is stylish with a tiled floor and white kitchen units with built-in appliances. The adjacent living room is well proportioned and opens to the landscaped garden with patio. The patio is covered with a transparent roof allowing for the light to enter but protecting from the elements, making it the ultimate entertainment space.

Modern stairs lead to the second floor to the **three bedrooms** and a **spacious family bathroom**. All bedrooms have large windows overlooking the garden, giving them a relaxing and airy feel. The bathroom is contemporary with neutral floor and wall tiles and features large built-in storage across the wall.

The property is not only well laid out, but has **ample storage**, including an extra storage unit under the stairs and a garden shed. There is also plenty of communal parking space.

Offered with no onward chain, this is a very special property that would make a wonderful first home or investment purchase.

Location

The property is less than 7 minutes walk to Silver Street overground station (0.4 miles) with regular trains going to Liverpool Street. Nearby Fore Street and the A406 North Circular offer excellent transport links with bus connections to Central London and North London areas.

Fore Street (3 minutes walk) features a local pharmacy, a supermarket, convenience stores and restaurants. Edmonton Green Shopping Centre (0.6 miles) with supermarkets, post-office, banks, a market as well as the gym, is within a 15 minutes walk or short bus journey.

Other Information

Parking Arrangements: Communal Resident Parking

Vendors position: Chain Free

Council Tax Band: C

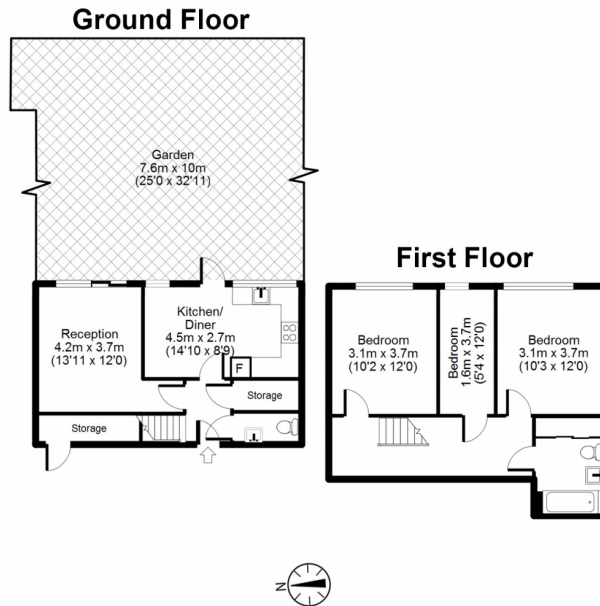
Tenure: Leasehold - 95 Years

Service Charge: £982 per Year (£81.83 PCM)

Ground Rent: £10 per Year

Potential Rental Value: £1450 - £1500 PCM

Reculver Mews



Total area: approx. 80 sq. metres (860 sq. feet)
For illustration purposes only - not to scale

