



Giraud Street, London, E14 6EF

Offers In Excess Of £250,000 Leasehold

CASH BUYERS ONLY

Kings Group - Hackney, are pleased to present Osterley House, Giraud Street, E14 a SUBSTANTIALLY SIZED TWO BEDROOM flat on the fourth floor. The property comprises of a well equipped kitchen/ lounge, two good sized bedrooms and a bathroom. This property has double glazed windows, gas central heating, storage cupboards making this property for first time buyer or investors.

Located moments away from Langdon Park & All Saints DLR Stations allowing easy access to the city, great road links to East India Dock Road (A13), as well as bus routes to multiple locations. In addition, there's an abundance of local amenities, places to eat and to shop, as well as bars and restaurants to enjoy. It is also very close to Victoria Park and Stratford.

Contact us today to book your viewing!

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Entrance

Front door to hallway.

Hallway

Coved ceiling, power point and carpeted flooring.

Kitchen / Lounge 14'9" x 11'1" (4.50m x 3.39m)

Double glazed window to front aspect, coved ceiling, double radiator, TV point, point, power points and carpeted flooring.

Bathroom 7'3" x 6'0" (2.21m x 1.84m)

Coved ceiling, tiled walls, single radiator, extractor fan, panel enclosed bath with mixer tap and shower attachment, wash hand basin with mixer tap, low level W.C and tiled flooring.

Bedroom One 13'7" x 9'1" (4.16m x 2.79m)

Double glazed window to front aspect, coved ceiling, single radiator, power points, carpeted flooring.

Bedroom Two 11'1" x 7'3" (3.39m x 2.21m)

Double glazed window to side aspect, coved ceiling, single radiator, power points, carpeted flooring.

FOURTH FLOOR
59.0 sq.m. (635 sq.ft.) approx.



TOTAL FLOOR AREA : 59.0 sq.m. (635 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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