

## Essex Road

Approximate Gross Internal Area  
 Cellar = 8.7 sq m / 94 sq ft  
 Ground Floor = 74.2 sq m / 799 sq ft  
 Outbuilding = 9.4 sq m / 102 sq ft  
 Total = 92.3 sq m / 995sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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### Directions

### Contact

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**1 Bed  
 Flat  
 located in**



# 4A Essex Road

## London E10 6HP

### Price Guide £370,000

### Leasehold



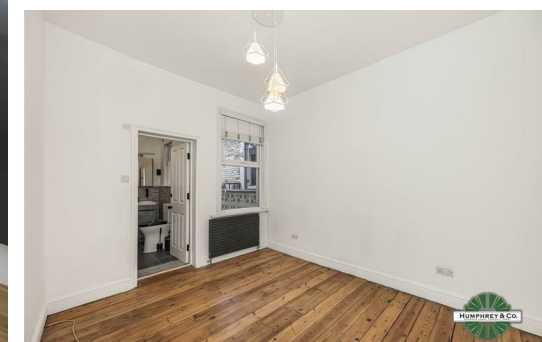
OFFER OVER £370,000

LEASEHOLD ONE BEDROOM FLAT --- NEW LEASE --- CHAIN FREE & VACANT POSSESSION --- APPROX. 995 SQ FT TOTAL SPACE --- BASEMENT /CELLAR --- EXCELLENT TRANSPORT LINKS ---

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction

To the rear is a well-configured kitchen/dining area, fully equipped and included within the sale, featuring:

- SMEG six-burner range cooker with wok burner



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

