

LEASEHOLD



Flat (EPC Rating:)

87B SHERIDAN ROAD, LONDON, E12 6QY

Guide price

£300,000

Green Lane Residential

Your personal estate agents with over 50 years experience



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2 Bedroom Flat located in London

Green Lane Residential present this beautifully refurbished two-bedroom ground floor flat with a stunning rear extension, charming internal courtyard, patio access to a main garden and over 660 sq ft of stylish living finished to an exacting standard.

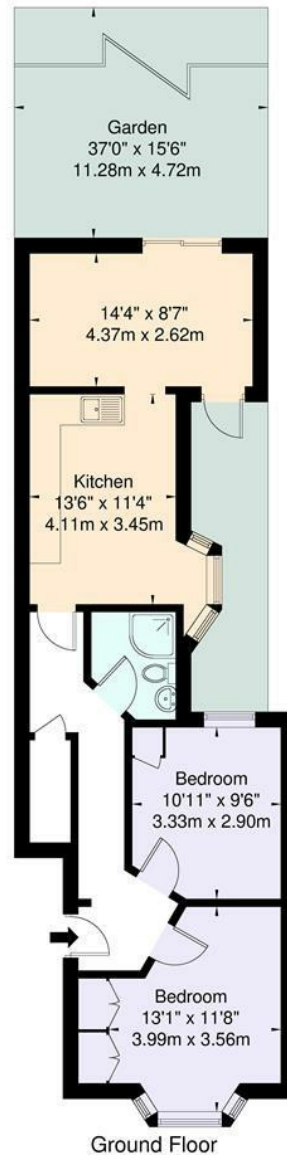
The accommodation comprises two well-proportioned bedrooms, with the principal bedroom benefiting from a range of built-in wardrobes and bespoke Venetian blinds. A modern fitted kitchen and contemporary shower room with fully tiled walls complete the home, ensuring both style and functionality are at the forefront.

To the rear, a sympathetic and intelligently designed extension creates a striking living space, with a double-glazed door opening onto a charming internal courtyard garden - a secluded and intimate spot for morning coffee, alfresco dining, or simply relaxing in peace, while allowing natural light to flood the home. The extension houses a superb living room, seamlessly connected to the kitchen diner for modern, open-plan living, with patio doors leading onto the well-maintained main rear garden.





Sheridan Road, E12 6QY
Approximate Gross Internal Area = 61.6 sq m / 663 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Council Tax Band

B

Energy Performance Graph

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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