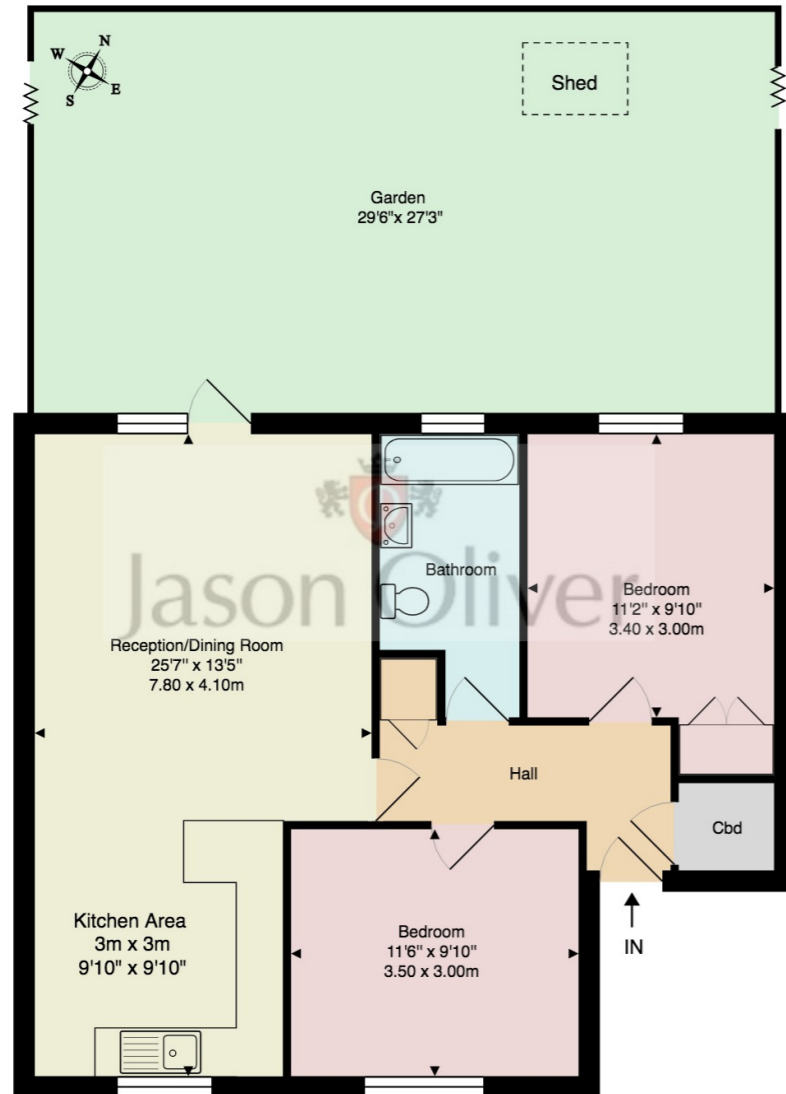
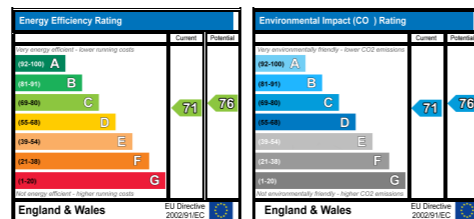


Hewison Street, E3 2HY



Approx. Gross Internal Area: 698 ft<sup>2</sup> ... 64.8 m<sup>2</sup>

All measurements and areas are approximate only. Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact. (c) Peninsula Surveys Ltd



Hewison Street, Bow, E3



Jason Oliver Properties presents this well maintained and well positioned ground floor purpose built two bedroom apartment. The property boasts an abundance of natural light and comprises; hallway with storage, open plan lounge / kitchen area with access to private garden, two double bedrooms, family bathroom, ample storage and one allocated parking space. The property is located a short walk away from the vibrant Roman Road and the open green spaces of Victoria Park and the Olympic Park as well as close proximity to Bow Road Underground Station and Hackney Wick Overground Train Station. CHAIN FREE. Viewing highly recommended.

**£430,000 Leasehold**

25 Heddon Court Parade, Cockfosters Road, Cockfosters, Herts EN4 0DB

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER JASON OLIVER PROPERTIES LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

# Hewison Street, Bow, E3

## APPROACH

Approached via communal door

## HALLWAY

Two storage cupboards, laminate wooden flooring, radiator.

## LOUNGE

26'7" x 13'5" (8.10m x 4.09m)  
Double glazed patio door and windows to rear, laminate wooden flooring, radiator.

## KITCHEN

8'10" x 8'10" (2.69m x 2.69m)  
Range of wall and base units, stainless steel sink with mixer tap, integrated electric oven, electric hob with stainless steel extractor above, space and plumbing for washing machine, breakfast bar, laminate wooden flooring, double glazed window to front.

## BEDROOM ONE

11'6" x 9'10" (3.51m x 3.00m)  
Double glazed window to front, laminate wooden flooring, radiator.

## BEDROOM TWO

11'2" x 9'10" (3.40m x 3.00m)  
Double glazed window to rear, laminate wooden flooring, radiator.



# Hewison Street, Bow, E3

## BATHROOM

Suite comprising panelled bath with mixer tap, low flush w.c., hand wash basin with mixer tap over storage unit, heated towel rail, tiled floor, partly tiled walls, double glazed window to rear

## GARDEN

Private garden with decking area surrounded by lawn and mature shrubs and trees, wooden shed.

## PARKING

One allocated parking space

## GROUND RENT

Approximately £50 per annum

## SERVICE CHARGES

Approximately £1,600 per annum

## LEASE

Approximately 99 years remaining lease

