

1 Bed Flat In Riverstone Heights 8 Reed Avenue, London, E3 3ZB £95,000





## **SHORT DESCRIPTION**

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Property Ref: 14587 We are pleased to present an exceptional Flat located at Riverstone Heights, London, E3. This wonderful residence boasts 1 bedroom, 1 bathroom, and 1 living room, offering ample space for comfortable living. Located just 2 minutes from Bromley-by-Bow Station, the flat offers fast access to central London via the District and Hammersmith & City lines. Canary Wharf is only 10-15 minutes away by bus, making it ideal for professionals. A large Tesco is a 5-minute walk, and the River Lea is nearby, with scenic walking routes leading towards Hackney's vibrant riverside, filled with artisan coffee shops, cafes, and boat venues. The area also has well-rated schools and green spaces, offering a great balance of convenience and community living... Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home... Property Type: Flat Full selling price: £380000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £95000.00 Monthly rent based on 25% share: £838.66 Remaining lease (In Years): 987 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £2320.44 Council tax band: C EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied



**Bed Room(s)**



**Bath Room(s)**

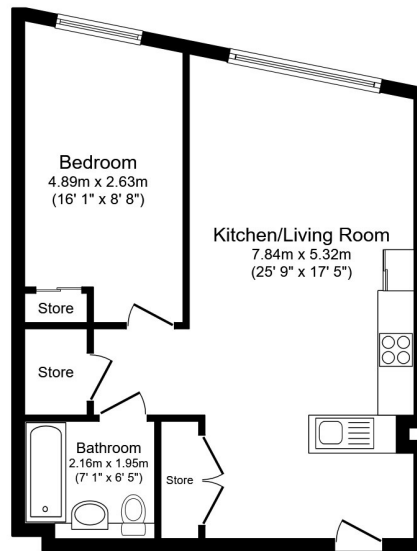


**Living Room(s)**

## **FLOOR PLAN**

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Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 51.0 m<sup>2</sup> (549 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

### Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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