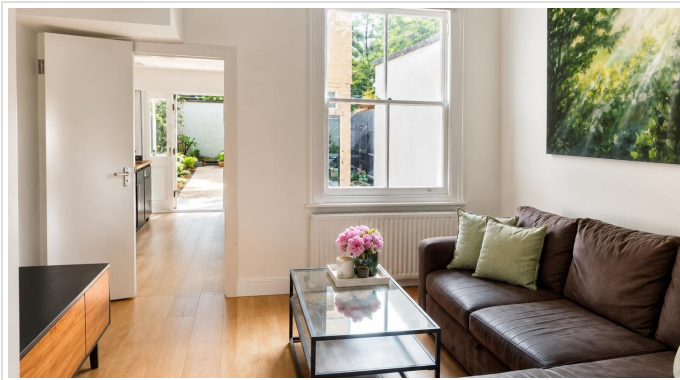


3 Bed Flat In Ground Floor Flat Vivian Road, London, E3 5RE

£749,500





SHORT DESCRIPTION

Property Ref: 16895 A spacious three double bedroom Victorian garden flat with sole use of a private west-facing garden, ideally positioned on a quiet residential street close to Victoria Park and Mile End Underground Station. Extending to approximately 760 sq ft, the property offers well-balanced accommodation comprising a separate reception room, three genuine double bedrooms, family bathroom and a kitchen and dining room with direct access to the garden. The west-facing garden measures approximately 4.8m by 10m and provides an exceptional amount of private outdoor space for a property of this type. The apartment combines period character with practical modern living, featuring sash windows, generous room proportions. All three bedrooms are comfortable doubles, making the property particularly well suited to professional couples, young families and those requiring dedicated home-working space. A significant advantage of the property is its exceptionally low ongoing ownership costs. The property benefits from a lease of approximately 955 years, no ground rent and annual service charge costs currently limited to the buildings insurance contribution of approximately 300 pounds per annum. Vivian Road is conveniently located for the open spaces of Victoria Park, the Regents Canal and a range of independent cafes, restaurants and local amenities. Mile End Underground Station is approximately 0.7 miles away, providing excellent connections across London via the Central, District and Hammersmith and City lines. The property is also well placed for highly regarded local schools including Chisenhale Primary School. Rarely do Victorian conversions combine three genuine double bedrooms, substantial private outdoor space, extremely low ownership costs and a lease of this length, making this a compelling long term home in one of East Londons most desirable locations. Property Type: Flat Full selling price: £749500.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 954 Yearly Ground Rent Cost: £1.00 Yearly Management Cost: £300.00 Council tax band: C EPC rating: D Measurement: 768 sq.ft. Outside Space: Rear Garden Parking: Permit, On street Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

3

Bed Room(s)

1

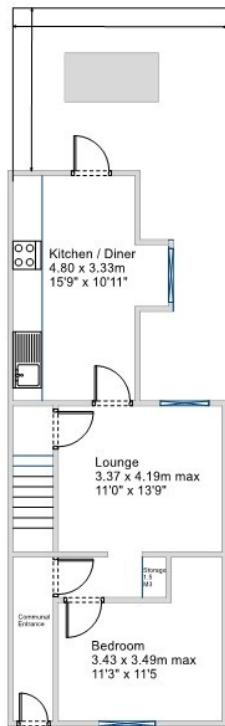
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

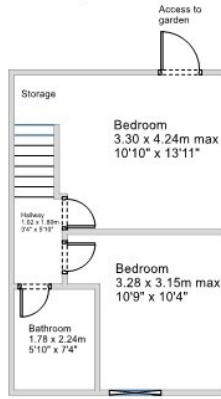
Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Vivian Road, E3

Approx. Gross Internal Area *

768 Sq Ft =
71.34 Sq M



Every attempt has been made to ensure the accuracy of this floor plan however measurements are approximate and for illustration purposes only.

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.

Valid until 14 October 2031	Certificate number 7739-1420-6109-0075-0292
Property type Ground-floor flat	
Total floor area 66 square metres	

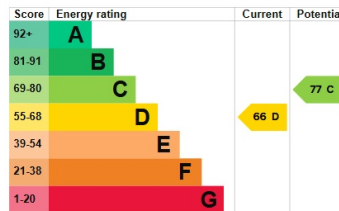
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

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

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



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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