



SONAR HOUSE, HAINAULT IG6

£280,000 Leasehold

EWS1 COMPLIANT!

New to the market is this modern, third floor, one bedroom apartment within the recently built, Sonar House which forms part of The New North Square development.

SSTC

- Close to Central Line station
- EWS1 compliant
- Modern development
- One bedroom
- Private Balcony
- Third Floor

New to the market is this modern, third floor, one bedroom apartment within the recently built, Sonar House which forms part of The New North Square development. The apartment is situated on the third floor and comprises entrance hall, bright and spacious open plan reception room with fully integrated kitchen and access to a private balcony, large master bedroom with built-in cupboards and modern bathroom.

Additional features include double glazing, gas central heating & video entry phone.

The building offers residents both front and rear access, lifts to all floors, secure bicycle storage and communal roof terrace.

Sonar House forms part of the New North Square development built by Taylor Wimpey in 2017, meaning the building is still covered under the NHBC warranty.

For individuals who need to commute to London, Hainault central line station is moments away offering easy access in the City, Stratford, and central London.

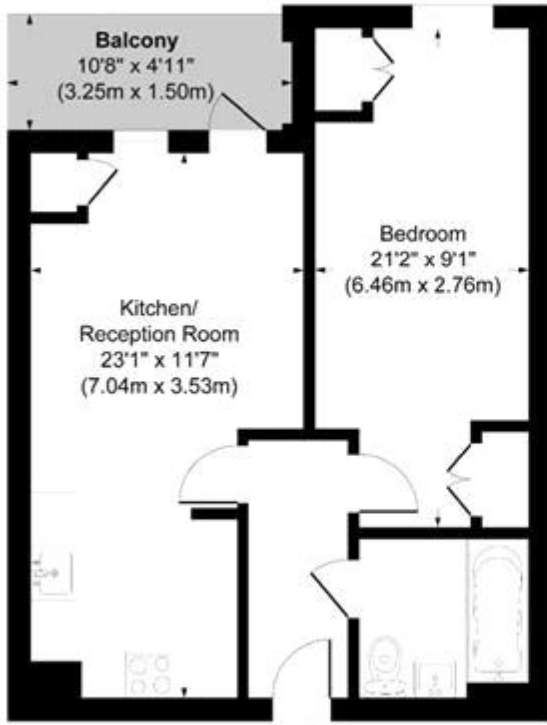
Tenure: Leasehold (120 years)

Ground Rent: £0 per year

Service Charge: £1,500 per year



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Third Floor

IN



Sonar House Marine Crescent

Approximate Gross Internal Area
Total = 49.8 sq m / 536 sq 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A		100	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.